



14

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** KEITH NEWMAN, PLANNER II *KN*  
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**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
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**MEETING DATE:** MAY 6, 2020

**SUBJECT:** S19-08 MERCY VAL VISTA CENTER: REQUEST TO APPROVE A PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 5 LOTS ON APPROX. 8.97 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. AND ZONED BUSINESS PARK (BP) AND GENERAL COMMERCIAL (GC) ZONING DISTRICT, BOTH WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To allow commercial and business park development of vacant property across from the Mercy Gilbert Medical Center.

### RECOMMENDED MOTION

Approve the Findings of Fact and S19-08, Mercy Val Vista Center - Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd. and zoned Business Park (BP) and General Commercial (GC) zoning district, both with a Planned Area Development (PAD) overlay.

### APPLICANT/OWNER

Company: Pew & Lake, PLC.

Company: Victoria Lund Foundation

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Address: 1744 S. Val Vista Dr., Ste 217  
Mesa, AZ 85204  
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## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>August 29, 2006</i>	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.
<i>February 5, 2020</i>	Planning Commission reviewed S19-08 as a study session item.
<i>April 7, 2020</i>	Town Council approved GP19-04/Z19-13 adopting Resolution No. 4131 and Ordinance No. 2757, creating the Mercy Val Vista Center PAD.

### **Overview**

The applicant is requesting a Preliminary Plat to subdivide the current parcels into five (5) total lots to develop a mixed use commercial and business park development on an approx. 8.97 net acre site, generally located at the southeast corner of Val Vista Dr. and Mercy Rd., across the street from the Mercy Gilbert Medical Center and west of the Ironwood Cancer & Research Center. The General Plan land use classification was recently changed from General Office (GO) to General Commercial (GC) and Business Park (BP) along with a PAD rezoning request from General Office (GO) to General Commercial (GC) and Business Park (BP) to ultimately allow the construction of 97,730 sf of building space.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Mercy Rd. then Mercy Gilbert Medical Center
South	General Commercial (GC) and Business Park (BP)	General Commercial (GC) and Business Park (BP)	Vacant land
East	General Office (GO)	General Office (GO)	Ironwood Cancer Center & Mercy Medical Commons II
West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Dr. then Dutch Bros, Rinse n Ride Car Wash, Future Culvers

Site	General Commercial (GC) and Business Park (BP)	General Commercial (GC) and Business Park (BP)	Vacant land
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As listed in the table below in **bold**, the applicant recently received approval of PAD modifications to the Land Development Code (LDC) standards.

### Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2757 GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'
Vertical Development Overlay District	90'/6 in BP
Maximum Building Height (ft.)/Stories	
Minimum Building Setbacks (ft.)	
Front (Arterial)	25' (Val Vista Dr.)
Side (Street)	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20' (Southern Boundary)
Rear (Nonresidential/Office)	15' (Eastern Boundary)
Separation Between Buildings (ft.)	
Single Story	15'
Multiple Story	20'
Minimum Required Perimeter Landscape Area (ft.)	
Front (Arterial)	25' (Val Vista Dr.)
Side (Street)	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	0' (Southern Boundary)
Rear (Nonresidential/Office)	10' (Eastern Boundary)
Landscaping (% of net site area)	25.7%
Minimum Building and Landscape Setbacks from interior lot lines	Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial and Industrial/ Employment Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

### Pre-Plat Summary

The proposed 8.97 acre development will contain five (5) lots ranging in size from 126,693 sf to 33,957 sf and is zoned General Commercial (GC) and Business Park (BP), both with a PAD overlay. The proposed master planned commercial and business park development will have four access points with two off Val Vista Dr. and two off Mercy Rd. and nine (9) total buildings

including 99,330 sf of building space. The proposed plat has also included the review of a master site plan, landscape plans and grading and drainage plans.

### **Landscape Plan and Drainage**

The landscape plan shows the location, quantity and type of proposed common area landscaping, generally located around Val Vista Dr. and Mercy Rd. and along the east and southern perimeter of the development. The landscaping palette proposed includes the required street theme tree Evergreen Elm as well as a variety of appropriate drought-tolerant shade trees, shrubs and ground cover. All landscaping within the interior of the development will be reviewed through the separate Design Review process as each lot develops.

Drainage will be managed on-site within underground retention tanks located under parking lot drive aisles and within retention basins along Val Vista Dr. and Mercy Rd. Further review of all grading and drainage will take place during the Design Review applications for each lot.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and S19-08, Mercy Val Vista Center - Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd. and zoned Business Park (BP) and General Commercial (GC) zoning district, both with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The Final Plat and Open Space Plans for Mercy Val Vista Center and construction of the project shall be in substantial conformance with all plans associated with this case approved by the Planning Commission/Design Review Board at the May 6, 2020 public hearing.
2. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.



Respectfully submitted,



Keith Newman,  
Planner II

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Project Narrative
- 4) Preliminary Plat
- 5) Landscape Plan
- 6) Preliminary Grading and Drainage Plan
- 7) Master Site Plan

**FINDINGS OF FACT**  
**S19-08, Mercy Val Vista Center Preliminary Plat**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

S19-08 Mercy Val Vista Center  
Attachment 2 - Notice of Public Hearing

# *Notice of Public Hearing*

**PLANNING COMMISSION DATE:**

**Wednesday, May 6, 2020\* TIME: 6:00 PM**

**LOCATION:** Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. As a result, attendance in person by members of the public will be prohibited. Instead, the public can participate remotely through technological means, as permitted under Arizona law. Please refer to the meeting agenda for more details.

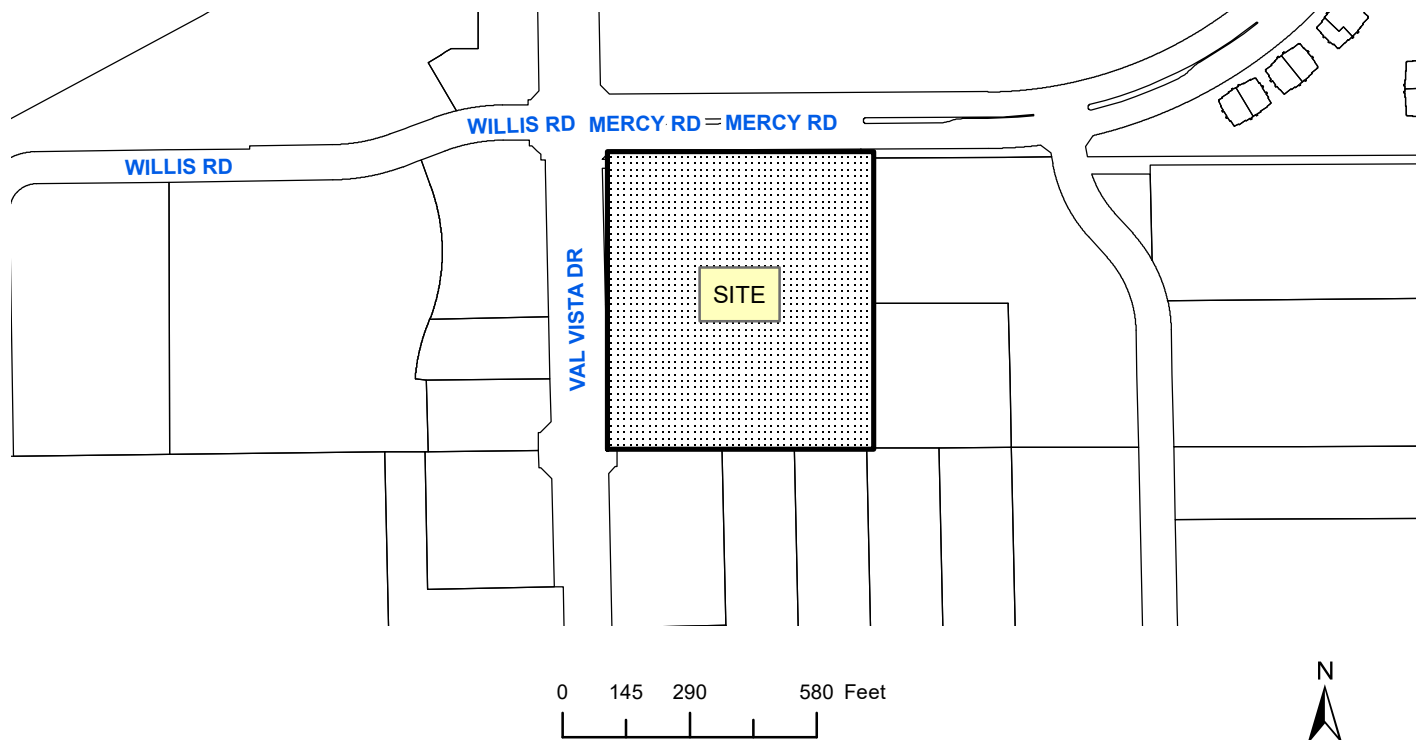
\*Call Planning Division to verify date and time: (480) 503-6812

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## **REQUESTED ACTION:**

**S19-08 MERCY VAL VISTA CENTER:** Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd.; and zoned Business Park (BP) and General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay.

## **SITE LOCATION:**



**APPLICANT:** Pew & Lake  
**CONTACT:** Reese Anderson  
**ADDRESS:** 1744 S. Val Vista Dr.  
Mesa, AZ 85204

**TELEPHONE:** 480-461-4676  
**E-MAIL:** [reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com)

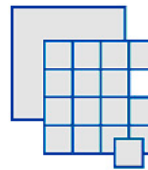
# Mercy Val Vista Center

Minor General Plan Amendment; Rezoning; Preliminary Plat  
SEC Val Vista Dr. and Mercy Rd.

## Project Narrative

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*Submitted by:*



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

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*On behalf of:*  
*The Victoria Lund Foundation*

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February 10, 2020

## Contents

I.	Introduction .....	3
II.	Development Requests .....	3
III.	Existing Site Conditions .....	4
IV.	Relationship to Surrounding Properties .....	4
V.	Project Description.....	4
1.	Landscaping, Open Space, and Circulation.....	5
2.	Architectural Design .....	7
3.	Parking and Local Transit Access .....	8
4.	Development Standards .....	8
5.	Utilities and Infrastructure .....	11
6.	Project Phasing .....	11
VI.	Minor General Plan Amendment.....	11
VII.	Rezoning.....	15
VIII.	Conclusion .....	18

## List of Figures and Tables

Figure 1 – Site Aerial .....	3
Figure 2 – Proposed Development Plan .....	5
Figure 3 – Proposed Landscape Plan .....	6
Figure 4 – Town of Gilbert General Plan Map (Existing) .....	11
Figure 5 – Town of Gilbert General Plan Map (Proposed) .....	11
Figure 6 – Val Vista Medical Growth Area Map .....	12
Figure 8 – Town of Gilbert Zoning Map (Existing) .....	15
Figure 9 – Town of Gilbert Zoning Map (Proposed) .....	15
Figure 10 – Excerpt from Gilbert Land Development Code Section 3.503 .....	16
Figure 11 – Hotel Uses near Loop 202 South .....	16
Table 1 – Existing and Surrounding Land Use Context.....	4
Table 2 – Parking Counts .....	8
Table 3 – PAD Development Standard Deviations .....	8

# Project Narrative

## I. Introduction

Pew & Lake, PLC, on behalf of The Victoria Lund Foundation, is pleased to submit this project narrative and related exhibits in support of development requests for approximately 8.97 net (11.35 gross) acres located at the SEC of Val Vista Drive and Mercy Road in Gilbert, Arizona. The site is further identified as parcel numbers 304-53-124A, -137A, -138A, -220B, and -365 on the Maricopa County Assessor's Map.

This request, if approved, will allow for the development of *Mercy Val Vista Center*, a premium commercial center with office buildings, retail stores, a 6-story hotel, and restaurants. The proposed development integrates a variety of uses and compliments the neighboring parcels including the Mercy Gilbert Hospital and Copper Point Business Park. See Figure 1 below for an aerial view of the site.

**Figure 1 – Site Aerial**



## II. Development Requests

Our requests are for Town of Gilbert approval of the following:

1. Minor General Plan Amendment from General Office (GO) to Business Park (BP) and General Commercial (GC);
2. Rezoning from General Office (GO) to Business Park (BP) and General Commercial (GC), with a Planned Area Development Overlay (PAD);
3. Amending the Val Vista 160 & Germann PAD to allow BP and GC Zoning on the site;
4. Preliminary Plat

### III. Existing Site Conditions

The site is vacant and unremarkable in its topography. Right-of-way improvements on both Val Vista Drive and Mercy Road are in place, including sidewalk curb/gutter. The neighbor to the east is currently installing the driveway and decel lane on Mercy Road to allow access to both properties.

The Roosevelt Water Conservation District owns a 20 ft. wide strip of land immediately south of APN 304-53-220B and cross-access easements are being obtained in order to allow access to and over the drive aisle and parking. An additional cross-access easement exists with the eastern neighbor at the northeast corner of the site.

There is a common, shared driveway/curb cut built at the southwest corner of the site which aligns to the QuikTrip gas station driveway on the other side of Val Vista. This driveway is a result of the master zoning case (Z06-55) for the larger 160 acres that requires the properties to provide internal cross access.

### IV. Relationship to Surrounding Properties

The Mercy Gilbert Hospital lies north of the site separated by Mercy Road. The Ironwood Cancer and Research Center and Mercy Medical Commons II is located to the east. Land south of the site is vacant but processing a rezoning case to GC zoning. Land directly west across Val Vista is zoned RC and includes a Dutch Bros Coffee, Car Wash and QuikTrip.

**Table 1 – Existing and Surrounding Land Use Context**

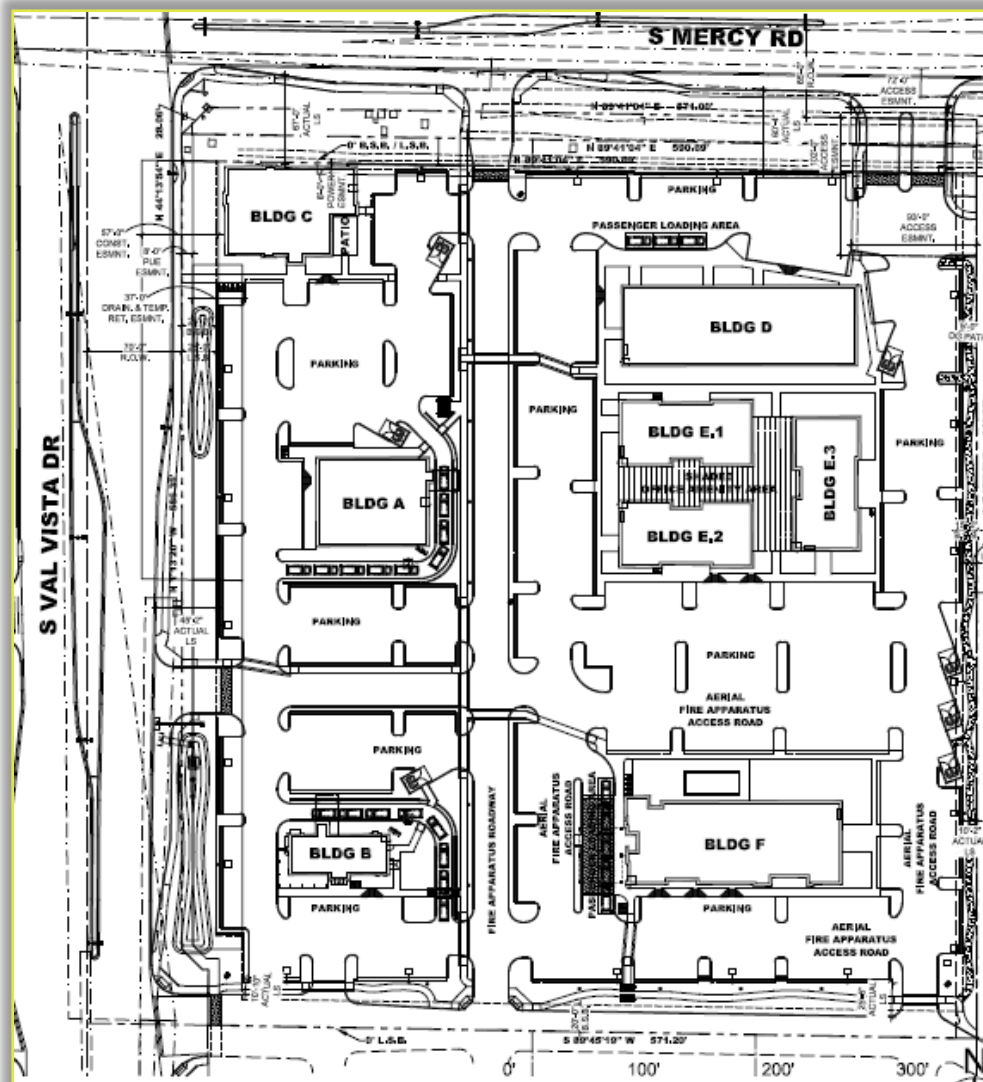
Direction	General Plan & Zoning Designation	Use
Project Site	General Office (GO)	Vacant
North	Public Facility/Institutional (PF/I)	Mercy Gilbert Hospital; Mercy Road
East	General Office (GO)	Ironwood Cancer and Research Center; Mercy Medical Commons II (MOB)
South	General Commercial and Business Park (BP)	Vacant (Proposed Commercial Center along Val Vista)
West	Regional Commercial (RC)	Val Vista Drive; Dutch Bros Coffee; Car Wash; QuikTrip; Vacant; Aspens Senior Living Community

### V. Project Description

The proposed *Mercy Val Vista Center* consists of five strategically placed lots and one tract, which will be subject to private design guidelines and provide for a quality development in the Town of Gilbert. The development will feature over 15,600 SF of retail/restaurant with

24,900 SF of office in addition to a 6-story, 107 room, hotel. The figure on the next page is a depiction of the proposed development plan submitted with this application.

**Figure 2 – Proposed Development Plan**



As shown above, the development plan illustrates an efficient use of land with thoughtful traffic circulation and parking. Buildings A-C are contemplated for either restaurant or retail use. Buildings D-E are contemplated for a variety of office uses which complement the hospital. Building F is proposed as a 6-story hotel. The coordinated mixed-uses will provide for a desired product in this developing area of Gilbert.

### 1. Landscaping, Open Space, and Circulation

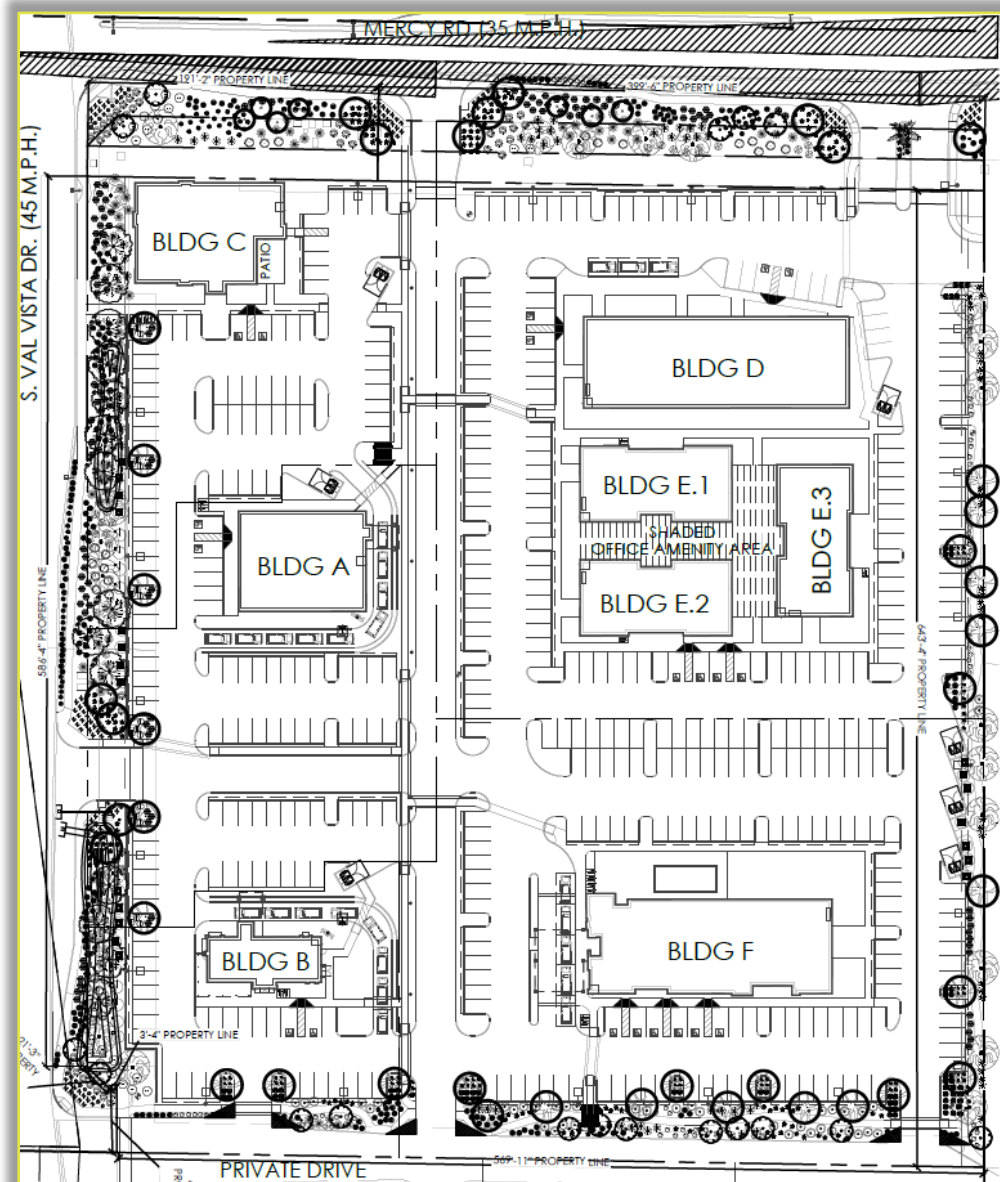
*Mercy Val Vista Center* incorporates landscape plans with connectivity throughout the site and to the surrounding community. The proposed developments will be appropriately



buffered to surrounding uses. The total gross open space is approximately 131,444 sq. ft. or 26.2% of the site.

The below figure illustrates the submitted landscape plan. Interior landscaping will happen with the development of each parcel.

**Figure 3 – Proposed Landscape Plan**



#### **a. Onsite Connectivity**

The proposed development includes a network of landscaped pathways that promote pedestrian travel, safe and efficient linkages to site amenities, and harmony between the uses. A sidewalk runs generally north to south in the middle of the site and provides linkages

to the proposed buildings. There is also a decomposed granite path along the east side that provides an additional north-south connection as well as connectivity to the east and adjacent medical offices.

#### **b. External Connectivity**

Onsite pathways will link the site to the adjacent properties and surrounding area. The site contains seven (7) points of vehicular egress and ingress. Two (2) of those points are along Mercy Road and one (1) is along Val Vista Drive. Three (3) access points arise from the private drive on the south of the site. An additional access exists via the cross-access easement established with the neighbor to the east which provides access to and from Rome Street. Pedestrian connectivity includes joining all of the adjacent properties, including the eastern neighbors via a walkway along the eastern boundary of the site.

#### **c. Buffers and Transitions**

The proposed *Mercy Val Vista Center* development will provide lush desert landscaping and comply with all applicable requirements for landscape counts and plant material. Shade trees and shrubs selected from local recommended plant lists will be established along the border of the site to screen views to and from the site and surrounding properties. The plant selection and layout are intended to contribute to the subject site's prominence and sense of place. Additional plantings will be included in the foundation base landscaping and between buildings and structures. Landscaping standards within the RWCD area will need to be minimized as they have been to the east of this site to recognize that this area is an irrigation line and controlled by RWCD. Landscaping along Mercy Road will be refreshed and replenished as needed.

## **2. Architectural Design**

Master Site Plan review will be sought for the project. Additional detail on architectural design will be provided at that point. Approval of architectural elevations will create design guidelines to guide development. By establishing these design guidelines, the owner will be able to market the site and potential users/buyers will have an attractive template to guide future construction consistent with the Master Site Plan.

The buildings are contemplated to be designed with upscale modern architectural features including sophisticated building form. The buildings will be punctuated with various design materials, details, and colors consistent with recent trends, but not overstated given the contemporary themes. The overall architectural design will provide for enhanced visual interest, environmental comfort, and design creativity. The envisioned materials include stone and brick products, accentuated by stucco finishes and use of anodized bronze.

### 3. Parking and Local Transit Access

The proposed development will comply with parking standards for surface materials, parking dimensions, landscaping, and parking counts. Where 370 total parking spaces are required, *Mercy Val Vista Center* provides 427 spaces, 57 spaces above the requirement. The table below demonstrates the parking ratios broken down by each proposed building.

**Table 2 – Parking Counts by Lot**

Lot Number (Standard)	Parking Required	Parking Provided
Lot 1 (6,000 SF @ 1/100) + (522 SF @ 1/400)	62	62
Lot 2 (3,200 SF @ 1/250) + (2,400 SF @ 1/100)	37	58
Lot 3 (2,400 SF @ 1/100) + (200 SF @ 1/400)	25	27
Lot 4 (10,500 SF @ 1/150) + (14,400 SF @ 1/250)	128	142
Lot 5 (107 rooms @ 1.1/room)	118	138
<b>Total</b>	<b>370</b>	<b>427</b>

### 4. Development Standards

The proposed development will require minimal deviations from the development standards of the BP and GC zoning districts. For setback clarity, Val Vista Drive is being treated as the “front” for all parcels and zoning districts. Please see the table and corresponding explanations below.

**Table 3 – Project Data Table**

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	26.2%
Minimum Building & Landscape Setbacks from interior lot lines	See above	See above	0' – Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

***Deviation #1: Zero foot Side yard Building Setback in the BP and GC Zones (Mercy Road)***

The side setback deviation adjacent to the RWCD parcel is technical in nature and created because the RWCD tract remains under ownership by RWCD. The generous Mercy Road ROW landscaping strip, in addition to APN 304-53-220B, creates a substantial landscape buffer from Mercy Road. However, because the RWCD tract remains under separate ownership, setback standards would technically be enforced from the RWCD southern property line and not from the Mercy Road ROW. As mentioned above, the proposed development intends to provide minimal landscaping over the RWCD tract and has the appropriate cross-access easement for vehicular and pedestrian traffic.

Thus, one of the PAD requests is for a zero setback on the northern border of parcels 304-53-124A, -137A and -138A. As noted above, the RWCD tract is 20 feet wide and APN 304-53-220B is 20 feet wide for a total of 40 feet. In addition to this 40 foot wide area, there is approximately 30 feet of additional landscape area within the Mercy Road ROW. The practical result of these three areas combined, provides a nearly 70 foot landscape and building setback from the existing edge of pavement of Mercy Road. Absent the PAD modifications, technically a 20 foot setback would be required from the RWCD tract which would create a 90 foot setback from the Mercy Road edge of pavement. The end result of this PAD request will be a generous setback of 70 feet as measured from the Mercy Road edge of pavement or 40 feet as measured from the overall site's northern parcel border which is double the required amount of 20 feet.

***Deviation #2: Zero foot Side yard Landscape Setback in the BP and GC Zones (Mercy Road)***

The reasoning for this deviation to the side landscape setback is synonymous with the description given under Deviation #1 above.

***Deviation #3: Zero foot Side yard Landscape Setback in the BP and GC Zones (Southern Boundary)***

The landscape setback along the south (side yard) is proposed to be 0 feet. This request is necessary because Condition of Approval 4(g) of Zoning Ordinance No. 1813 (Z06-55), which is the ordinance for the greater 160 acres, requires the property owners to provide cross access to the other parcels. The practical implementation of this Condition of Approval 4(g) has led to previous developments installing a 13 ft. half-street (for a total width of 26 feet) private driveway along their respective boundaries that are not adjacent to a public street. In this instance, applicant is proposing a 15 foot half-street along the south side, which will connect to the properties to the east, over to Rome Street. Because Ordinance No. 1813 requires this private drive along the south boundary, no landscaping can be installed in this area. Nevertheless, there is a substantial landscaping strip just north of the private drive adjacent to the parking stalls that more than complies with the applicable landscaping areas. On average, this landscaping area along the southern boundary is wider than the required 20 feet in the GC district and much wider than the required 5 feet in the BP district; thus more than satisfying the spirit of the standard. Notably, there is no requested reduction in the building setbacks along the southern boundary.

***Deviation #4: Ten foot Rear Landscape Setback in the BP Zone (Eastern Boundary)***

The reduced width of the perimeter landscape area along the eastern boundary to 10' is due to the placement of the proposed trash enclosures near the existing trash enclosures of the adjacent Ironwood Cancer Center. This reduction also facilitates the placement of parking spaces at 12 ft. from the east property line, which is needed to help align circulation routes and meet required parking space totals given the location of the north entrance onto Mercy Road, which was established at the time the Mercy Gilbert Hospital was constructed. The design and location of the trash enclosures were carefully angled in such a manner to not only shield them from public view but to maximize vehicular circulation and parking for optimum efficiency. With this improved design, only a small "triangle" area of the enclosures slightly encroaches into the 15 ft. landscaped area, while the bulk of the enclosure is outside of the 15 ft. landscape area. Please note that the eastern landscaping areas on the northern and southern ends of the project are approximately twice as wide as the code requires, which provides an enhanced look when viewed externally. Internally, this landscaping area will be combined with the landscaping area to the east next to the Ironwood Cancer Center and Mercy Medical Commons II development that will create a total landscape area width of approximately 25 feet. Given the proposed reduction in the width we believe the area is still wide enough to accommodate required landscaping and a proposed DG pedestrian trail that will provide several connection points to the adjacent properties and allow employees from neighboring properties to access the businesses proposed as part of this project. Notably, there is no request to reduce the building setback.

### ***Deviation #5: Building and Landscape Setbacks Interior to the Site***

To the extent that any setbacks are required because we have GC zoning adjacent to BP zoning, we request that because the site will be developed under a Master Site Plan, the interior setbacks of the development may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

## **5. Utilities and Infrastructure**

The proposed development will comply with all applicable Town of Gilbert regulations and standards regarding right-of-way and infrastructure improvements, unless modified by the PAD request. Along the property's frontages, full improvements are in place.

## **6. Project Phasing**

Efficient phasing will enable the successful implementation of the proposed development plan. The five lots created under the preliminary plat will be developed under market conditions. It is anticipated that the PAD sites will be developed first followed by the hotel, retail, and office buildings. There is not a phasing plan proposed at this time but approval of the zoning, plat and design guidelines will ensure that development will be able to occur as expeditiously and orderly as possible.

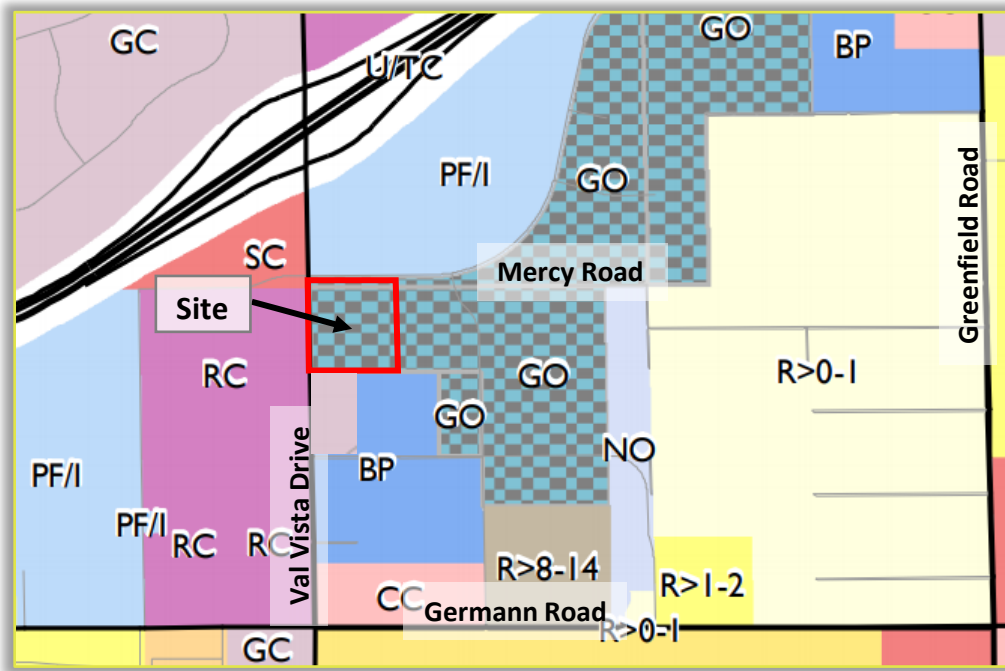
## **VI. Minor General Plan Amendment**

The minor general plan amendment is consistent with the goals, ideals and purposes of the overall Gilbert General Plan. A mixed-use development which incorporates office uses with retail, restaurant, and hotel uses is an appropriate use for this corner. Expansion of medical uses which support and integrate with the Gilbert Mercy Hospital have succeeded in the GO designated area which surrounds the hospital but demand for mixed-use products including a hotel and PAD uses has also grown. The current classification of GO does not allow hotel uses on the site and limits restaurant and retail uses. Thus, changing the general plan designation to GC and BP will expand the available uses on the site and encourage development of this parcel in a way which is consistent with the surrounding area.

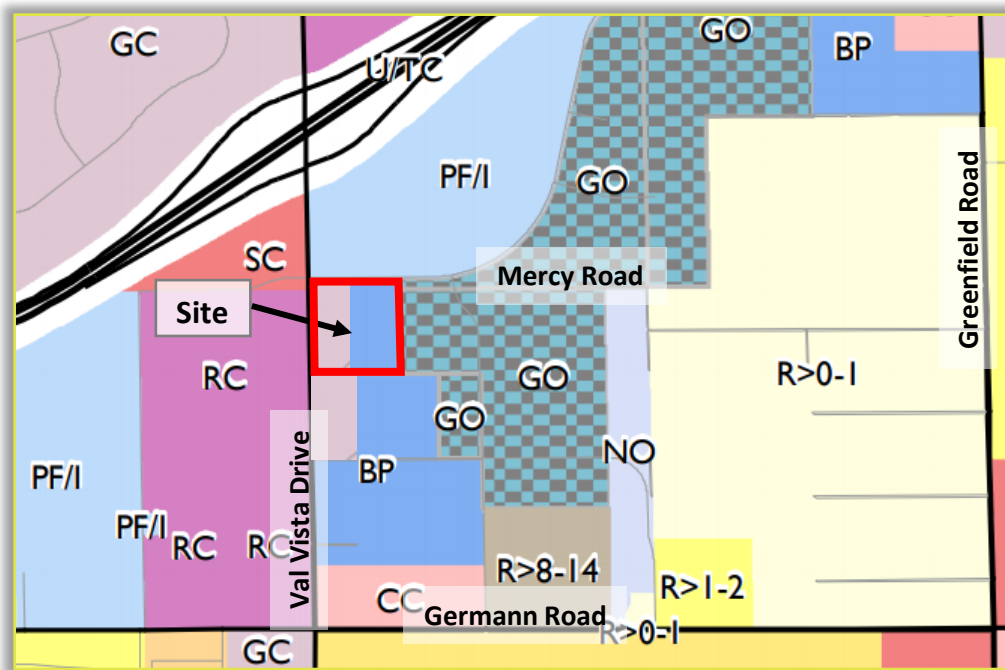
Designating the land as GC and BP respectively will not conflict with surrounding general plan designations. RC designated property exists on the land west of Val Vista Drive as shown in the figures on the next page. Expanding the commercial land use and zoning designations across Val Vista Drive will complement the existing designations in the area. The proposed development will provide a varied palette of uses which support existing development and will encourage additional development within all surrounding land use designations.



**Figure 4 – Town of Gilbert General Plan Map (Existing)**



**Figure 5 – Town of Gilbert General Plan Map (Proposed)**

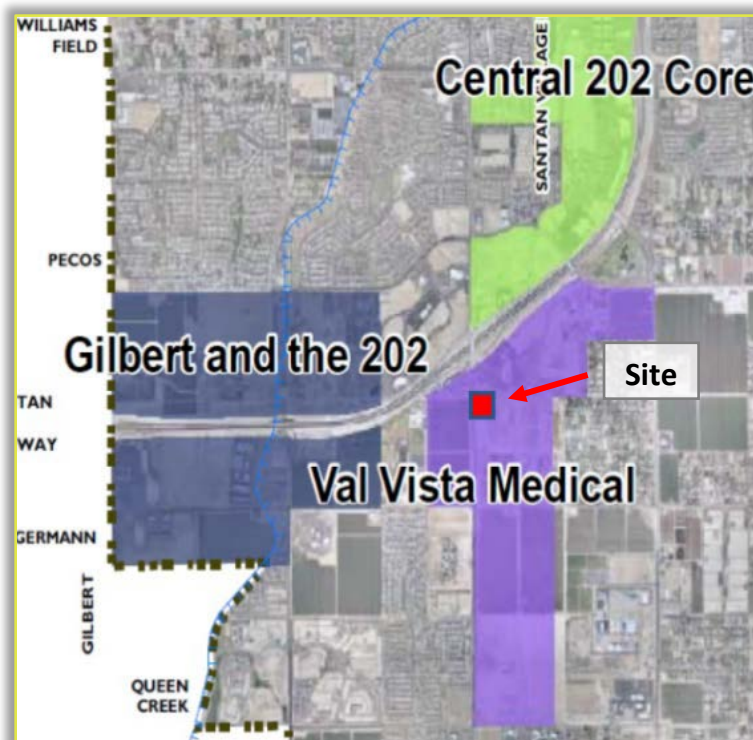


### Val Vista Medical Growth Area

As depicted in Figure 6 below, the site is located within the Val Vista Medical Growth Area (VMGA) where there is already adequate infrastructure constructed and multi-modal transportation options exist or are planned. This request is consistent with the stated goals

of the VMGA which according to the Town of Gilbert General Plan Chapter 2 Page 7 is that “The Town anticipates that this area (i.e. VMGA) will continue to grow with medical office, general office and business park land uses supported by mixed-use, commercial and hospitality uses”. The proposed project will support all the uses outlined in the VMGA and provide for a high-quality mixed-use area.

**Figure 6 – Val Vista Medical Growth Area**



In addition, the project complies with the goals, objectives, and policies of outlined in the General Plan as follows:

***Goal 1.0: Promote Gilbert as a community in which to live, work and play.***

- **Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

This development will provide a variety of employment opportunities with easily accessible retail and service uses. The area south of the Loop 202 in Gilbert is underserved in regards to accessible restaurants, neighborhood services, and retail options. The demand for additional retail and service uses is evidenced by the significant comments which Gilbert residents have provided during the 2020 General Plan Update process. Location next to the Mercy Gilbert Hospital necessitates additional retail and service uses in this area.



- **Policy 1.5: Designate and protect sites for employment uses in appropriate locations to increase the Town’s employment base.**

The GC and BP zoning districts allow for uses which will provide for a range of employment. The BP zoning district is an employment zoning district which directly supports increasing the Town’s employment base. Employment opportunities created by the *Mercy Val Vista Center* project could range from providing opportunities for a teenager working a first job as a barista to a seasoned doctor operating a successful medical practice.

- **Policy 1.8: Promote revitalization of under-utilized industrial and commercial properties.**

The proposed minor general plan amendment will capture commercial uses at this desirable intersection. Incentives from the Town of Gilbert are not being sought under the request because market demand currently supports the development. The Val Vista major arterial supports restaurant and retail uses directly accessible to existing vehicles travelling along the arterial. The *Mercy Val Vista Center* project is also designed to attract pedestrian traffic from the hospital and nearby offices.

***Goal 3.0: Manage growth to achieve an efficient, orderly and sustainable community.***

- **Policy 3.1: Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.**

Right-of-way, electrical, water, and sewer infrastructure is in place adjacent to the proposed development. The proposed mix of zoning districts ensures the intent of the Val Vista Medical Growth Area is met and safeguards the marketability of the project.

***Goal 5.0: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.***

- **Policy 5.3: Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.**

Victory Plaza will locate commercial and retail uses in appropriate intensities to serve local, community and regional markets. *Mercy Val Vista Center* is not adjacent to residential uses but it will provide an appropriate intensity including compact and mid-rise development similar to adjacent properties.

*Mercy Val Vista Center* will serve the local Val Vista & Mercy market along with Gilbert employees and residents in the Val Vista Medical Growth Area who are looking for service options south of the Loop 202. Regional markets can also be served with the site located near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert’s current and projected growth.

***Goal 7.0: Reduce automobile dependency in growth areas by efficient organization of land uses and other methods***

- **Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian oriented neighborhoods and convenient employment/retail centers.**

Automobile miles-travelled will be reduced by locating commercial services closer to users. The proposed development will provide convenient employment/retail centers as pursued under the General Plan. The location of this appropriate commercial and office development will achieve an efficient, orderly and sustainable community.

*Mercy Val Vista Center* will be a thoughtfully organized mixed-use development in the VMGA and located along the Val Vista Drive major arterial and within 1,000 feet of the Loop 202 freeway. Location adjacent to these high-capacity transportation routes will complement the development and encourage use of public transportation and ride sharing.

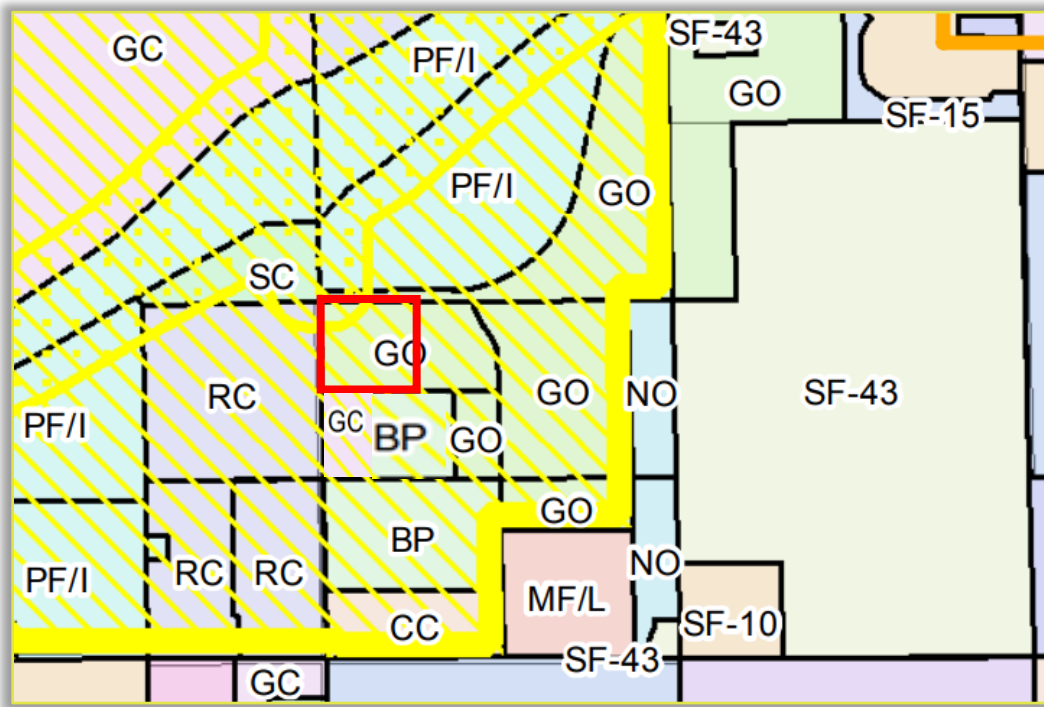
## **VII. Rezoning**

After much consideration, it has been determined that the best zoning district to provide the needed flexibility of uses within the site is GC along Val Vista and BP for the remainder of the site. The property is currently zoned GO which does not allow hotel uses and limits retail and restaurant uses. Establishing the GC zoning district along the Val Vista major arterial will allow for development of uses which benefit from the existing Val Vista vehicular movement and visibility including restaurant and retail users. The placement of BP zoning on the remainder of the site will ensure that employment and office users are secured while allowing for a supporting hospitality use.

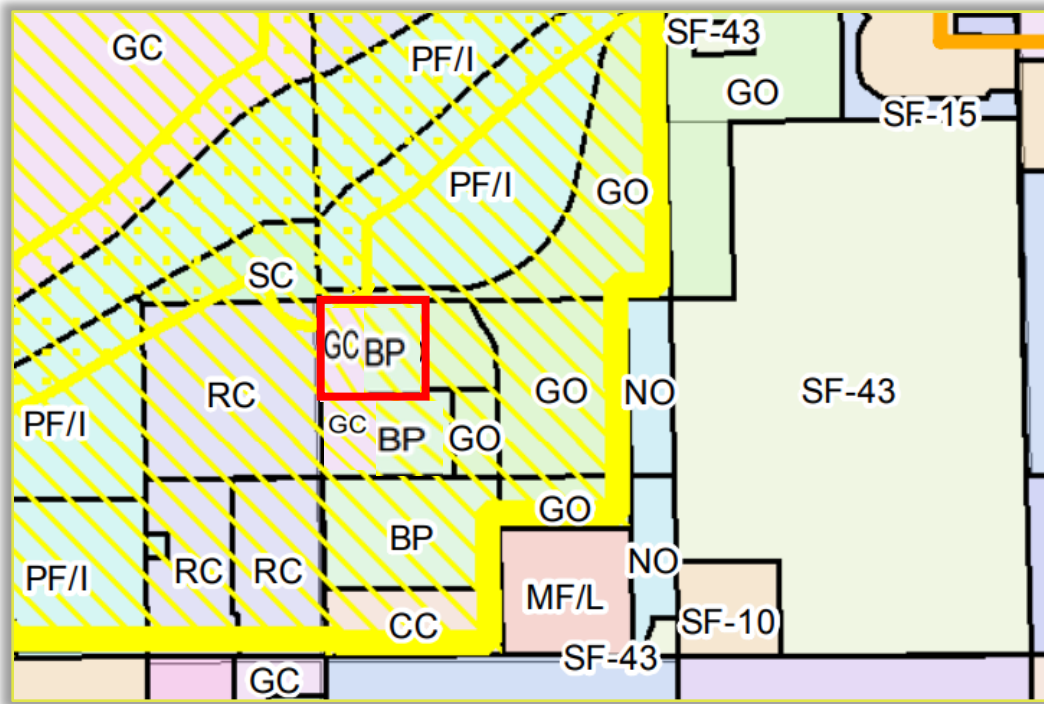
The GC Zoning District in conjunction with the BP Zoning District will capture the development potential for this site. The allowed GC uses provide the needed flexibility for a mixed-use development near the hospital and along a major arterial. As indicated in Figure 7 on the next page, the site lies within Area 5 of the Vertical Development Overlay District (VDOD). The VDOD will allow the BP zoned area to develop the hotel which is proposed at 6 stories (90 feet) (see Figure 10).

The proposed zoning districts are compatible with all of the adjacent zoning districts to the site, which are BP, GO, and PFI, as well as SC, as shown in the figure on the next page. The anticipated hotel, restaurant and retail uses will complement the developing Mercy Gilbert Medical Center Campus and surrounding office uses as they will provide needed services in the area. The office uses on site will provide medical and professional services with a location adjacent to one of the east valley's premier hospitals.

**Figure 7 – Town of Gilbert Zoning Map (Existing)**



**Figure 8 – Town of Gilbert Zoning Map (Proposed)**



**Figure 9 – Excerpt from Gilbert Land Development Code VDOD Section 3.503**

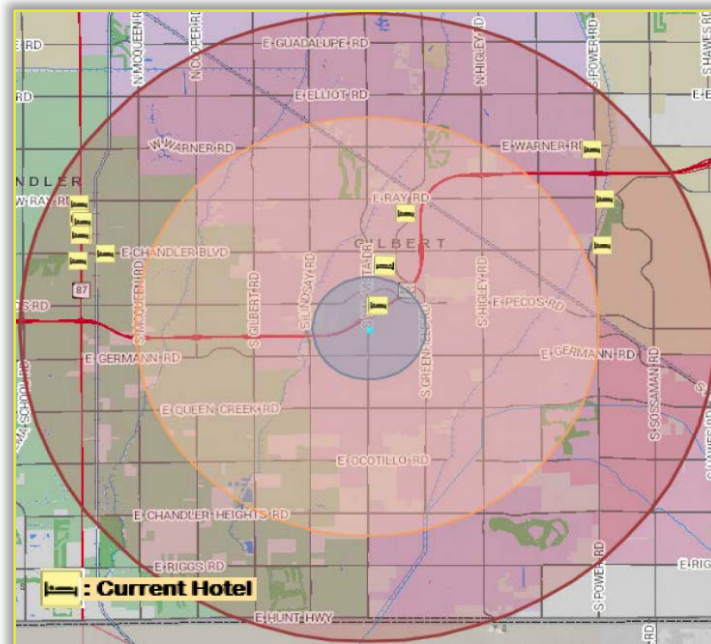
**3.503 Land Use and Development Regulations**

**TABLE 3.503A. BUILDING HEIGHTS & SETBACKS – AREAS 1 & 5**

ZONING DISTRICT	BASE MAXIMUM BUILDING HEIGHT/ STORIES	BONUS* MAXIMUM BUILDING HEIGHT/ STORIES	BONUS* MAXIMUM BUILDING & LANDSCAPE SETBACK REDUCTIONS	ADDITIONAL REGULATIONS
RC	90'/6	150'/11	50% Of Req'd. In RC District	(A), (B), (C)
GO	90'/6	150'/11	50% Of Req'd. In GO District	(A), (B), (C)
BP	90'/6	150'/11	50% Of Req'd. In BP District	(A), (B), (C)
PF/I	90'/6	150'/11	50% Of Req'd. In PF/I District	(A), (B)

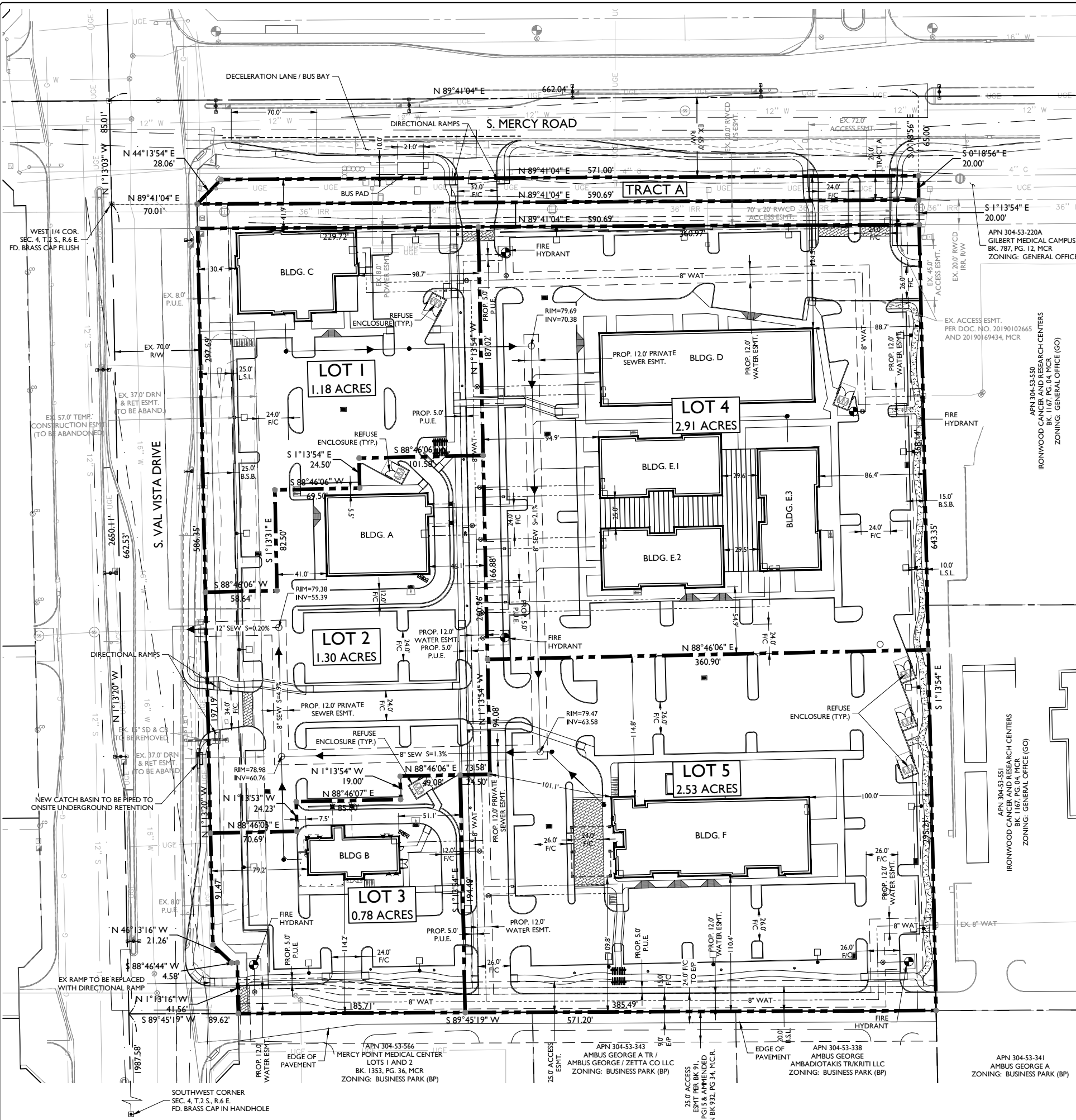
The fiscal impact which rezoning to GC and BP has on the Town of Gilbert can be measured both by the capturing of existing consumers who otherwise would seek services outside of Gilbert and by the creation of uses which attract outside users. In this case, the hotel use will attract users from outside of Gilbert given its proximity to the Mercy Gilbert Medical Center and the Copper Point Business Park. There are only 5 hotels within a 4-mile radius of the site and 13 hotels within a 6-mile radius of the site as illustrated in Figure 11 below.

**Figure 10 – Hotel Uses near Loop 202 South**



## VIII. Conclusion

*Mercy Val Vista Center* is a vibrant project that offers a high-quality, mixed-use development within the Val Vista Medical Growth Area and within Area 5 of the Vertical Development Overlay District. The proposal will ensure that superior design guidelines are met for the development. The proposed plans exceed standards and possess the elements of a viable and sustainable place for visitors and residents of Gilbert alike to shop, work, and eat.

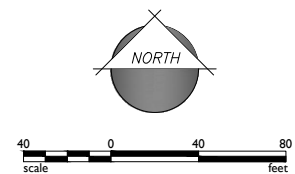


LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	51,360	1.1791
2	56,656	1.3006
3	33,957	0.7795
4	126,693	2.9085
5	110,197	2.5298
TOTAL	378,863	8.6975

TRACT AREA TABLE		
TRACT	AREA (SF)	AREA (AC)
A	11,615	0.2666

## LEGEND

M.C.R.	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
LSL	LANDSCAPE SETBACK LINE
BSL	BUILDING SETBACK LINE
S/W	SIDEWALK
B/C	BACK OF CURB
F/C	FACE OF CURB
---	SECTION LINE
---	CENTER LINE
---	PROPERTY LINE
---	PUBLIC UTILITY EASEMENT
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	WATER LINE
---	SEWER LINE
●	FIRE HYDRANT
○	MANHOLE

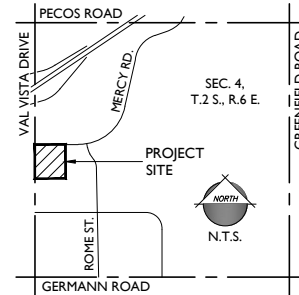


# S19-08 Mercy Val Vista Center Attachment 4 - Preliminary Plat Preliminary Plat for Mercy Val Vista Center

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT  
RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

## VICINITY MAP

N.T.S.



## PROJECT TEAM

**PROPERTY OWNER:**  
VICTORIA LUND FOUNDATION  
6632 N. 66TH PLACE  
PARADISE VALLEY, AZ 85253

**ENGINEER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD  
SUITE 120  
TEL: 480-530-2250  
CONTACT: JOE PETRUCCI, PE

**LAND USE ATTORNEY:**  
PEW & LAKE, PLC  
1744 S. VAL VISTA DRIVE, STE. 217  
MESA, AZ 85204  
TEL: 480-461-4670  
FAX: 480-461-4676  
CONTACT: JON GILLESPIE

## PROJECT DATA

A.P.N.:  
EXISTING GENERAL PLAN:  
PROPOSED GENERAL PLAN:

304-53-124A; 365; 137A; 138A; 220B  
GENERAL OFFICE (GO)  
GENERAL COMMERCIAL (GC) &  
BUSINESS PARK (BP)

EXISTING ZONING:  
PROPOSED ZONING:

GENERAL OFFICE (GO)  
GENERAL COMMERCIAL PAD (GC PAD)  
& BUSINESS PARK PAD (BP PAD)

GROSS AREA:  
NET AREA:

+/- 11.35 ACRES (494,193 SF)  
+/- 8.97 ACRES (390,478 SF)

FLOOR AREA:  
GROSS FLOOR AREA:  
LOT COVERAGE:

48,705 SF  
97,730 SF  
12.5% OF NET AREA

LANDSCAPE AREA:  
LANDSCAPE AREA (%):

2.35 AC. (102,578 SF)  
26.3% OF NET AREA

## GC PAD &amp; BP PAD BUILDING SETBACKS

FRONT (ARTERIAL):  
SIDE (STREET):  
SIDE (NONRESIDENTIAL/COMMERCIAL):  
REAR (NONRESIDENTIAL/OFFICE):

25' (VAL VISTA DRIVE)  
0' (MERCY ROAD)  
20' (SOUTHERN BOUNDARY)  
15' (EASTERN BOUNDARY)

MIN. BUILDING & LANDSCAPE  
SETBACKS FROM INTERIOR LOT LINES:

BUILDING SETBACKS AND LANDSCAPE AREAS (INTERNAL TO AN APPROVED  
MASTER SITE PLAN, COMMERCIAL SUBDIVISION OR DEVELOPMENT PLAN) MAY BE  
REDUCED OR ELIMINATED, PROVIDED THE PROJECT MEETS THE TOWN OF  
GILBERT COMMERCIAL DESIGN GUIDELINES AND PEDESTRIAN PATHS,  
VEHICULAR CONNECTIVITY, AND SHARED PARKING ARE CLEARLY DEPICTED  
AND DULY RECORDED.

## BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP  
2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING  
NORTH 89°41'04" EAST.

## BENCHMARK

3" BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SECTION 4,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST, ON VAL VISTA DRIVE, 85' SOUTH OF  
MERCY ROAD.

ELEVATION = 1279.64' T.O.G. DATUM

## FLOOD ZONE CERTIFICATION

FLOOD INSURANCE RATE MAP NUMBER 04013C2742M  
EFFECTIVE DATE OF NOVEMBER 4, 2015

ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%  
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1  
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY.

## UTILITIES

WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
CABLE TV  
FIRE  
POLICE

TOWN OF GILBERT  
TOWN OF GILBERT  
SOUTHWEST GAS  
SALT RIVER PROJECT (SRP)  
CENTURYLINK / COX  
CENTURYLINK / COX  
TOWN OF GILBERT

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



Mercy Val Vista Center

Preliminary Plat

Project

Revisions:

Revisions:

Revisions:

Revisions:

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# MERCY VAL VISTA CENTER

## project consultants

architecture:	landscape architecture:
VERTICAL DESIGN STUDIOS 4650 EAST COTTON CENTER BLVD. #130 PHOENIX, ARIZONA 85040 PROJECT CONTACT: LORI KNUDSON PHONE: 602.395.1000 EMAIL: lknudsonverticaldesignstudios.com	DESIGN ETHIC, LLC 7201 E. CAMELBACK #250 SCOTTSDALE, ARIZONA 85251 PROJECT CONTACT: BRANDON PAUL PHONE: 480.225.7077 EMAIL: bpaul@designethic.net
civil engineering:	owner:
EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD #120 MESA, ARIZONA 85201 CONTACT: JOE PETRUCCI PHONE: 480.503.2250 EMAIL: joe.petrucci@epsgroupinc.com	VICTORIA LUND FOUNDATION 6632 N. 66TH PLACE PARADISE VALLEY, ARIZONA 85253

## sheet index

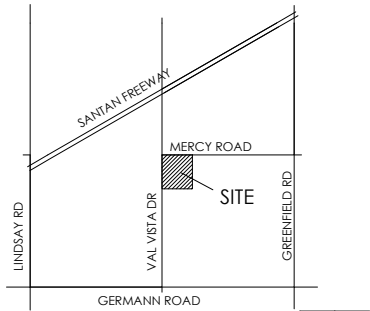
SHEET	TITLE
L.01	COVER SHEET AND NOTES
L.02	OVERALL PLAN AND PLANTING LEGEND
L.03 - L.06	PLANTING PLAN

## project data

NET SITE AREA:	398,501 SF (9.18 AC)
EXISTING ZONING:	GO - GENERAL OFFICE
PROPOSED ZONING:	GC - GENERAL COMMERCIAL (39%) BP - BUSINESS PARK (61%)
NUMBER OF LOTS:	5
BUILDING AREA (FOOTPRINT ALL LOTS):	48,705 SF
BUILDING AREA (ALL FLOORS ALL LOTS):	97,730 SF
ON SITE LANDSCAPE AREA:	72,644 S.F.
OFF SITE LANDSCAPE AREA:	31,733 S.F.
% OF TURF:	0%
% OF TOTAL LANDSCAPE COVERAGE:	26.2%

## tree requirements

MERCY ROAD FRONTAGE LINEAR FEET: 591	
REQUIRED:	1 TREE PER 25 L.F. 24
	50% OF TOTAL TREES @ 24" BOX. 12
	5 GALLON SHRUBS @ 3 PER TREE 72
PROVIDED:	1 TREE PER 25 L.F. 26
	50% OF TOTAL TREES @ 24" BOX. 26
	5 GALLON SHRUBS @ 3 PER TREE 284
VAL VISTA FRONTAGE LINEAR FEET: 654	
REQUIRED:	1 TREE PER 25 L.F. 26
	50% OF TOTAL TREES @ 24" BOX. 13
	5 GALLON SHRUBS @ 3 PER TREE 78
PROVIDED:	1 TREE PER 25 L.F. 26
	50% OF TOTAL TREES @ 24" BOX. 26
	5 GALLON SHRUBS @ 3 PER TREE 466
PRIVATE DRIVE FRONTAGE LINEAR FEET: 571	
REQUIRED:	1 TREE PER 25 L.F. 23
	50% OF TOTAL TREES @ 24" BOX. 12
	5 GALLON SHRUBS @ 3 PER TREE 69
PROVIDED:	1 TREE PER 25 L.F. 23
	50% OF TOTAL TREES @ 24" BOX. 23
	5 GALLON SHRUBS @ 3 PER TREE 203
EAST SIDE PERIMETER LINEAR FEET: 644	
EAST SIDE PERIMETER LANDSCAPE SET BACK: 10'-0"	
EAST SIDE PERIMETER SQUARE FEET: 6,440	
REQUIRED:	3 EVERGREEN TREES PER 1,000 S.F. 19
	5 5 GALLON SHRUBS PER 1,000 S.F. 32
PROVIDED:	3 EVERGREEN TREES PER 1,000 S.F. 19
	5 5 GALLON SHRUBS PER 1,000 S.F. 112



## vicinity map



not to scale

## S19-08 Mercy Val Vista Center Attachment 5 - Landscape Plan

### town of gilbert notes

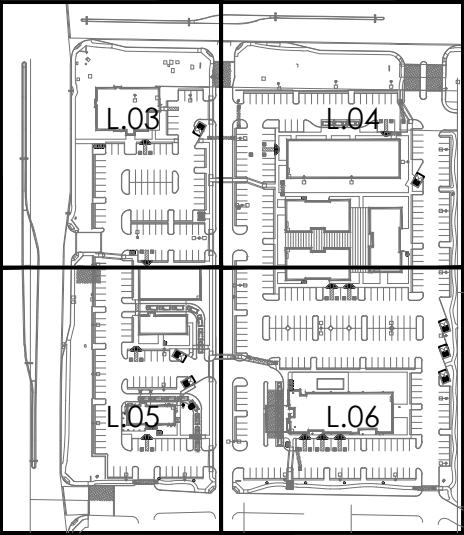
1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

### town of gilbert maintenance notes

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

### RWCD general notes

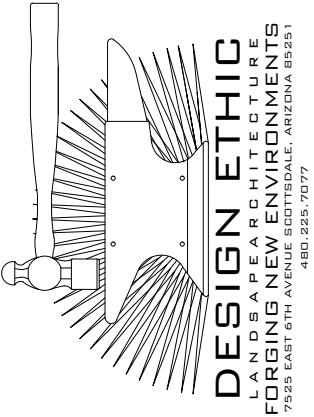
- a. NO TREES SHALL BE PLANTED CLOSER THAN 6 FEET FROM THE CENTERLINE OF THE RWCD PIPE.
- b. TREES SHALL BE KEPT 4' AWAY FROM THE OUTSIDE OF RWCD MANHOLES.
- c. NO LANDSCAPE SPRINKLERS OR WATER EMITTERS ARE PERMITTED WITHIN 15 FEET OF ANY RWCD DELIVERY STRUCTURE.
- d. THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE TO MAKE REPAIRS TO LANDSCAPING (INCLUDING TREES, GROUND OVER, GRASS, ETC) WHERE IT IS DAMAGED DURING REPAIRS TO RWCD PIPE OR OTHER FACILITIES.
- e. LANDSCAPE BOULDERS SHALL BE KEPT 15' AWAY FROM THE OUTSIDE OF RWCD MANHOLES, TURNOUT STRUCTURES, HEADWALLS, ETC.



## key map



not to scale



MERCY VAL VISTA CENTER  
SEC VAL VISTA DR & MERCY RD  
GILBERT, AZ 85297

COVER SHEET & NOTES

PROJECT:

SHEET TITLE:

JOB NO:	19-018
DATE:	04.24.2020
DRAWN BY:	B. PAUL
SUBMITTED:	-
REVISED:	

SHEET

L.01 of L.06

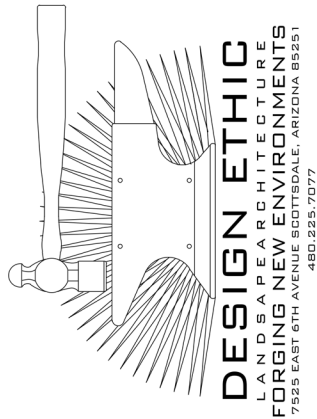


plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	18	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	7	H., W., CAL. STAKE IN PLACE
	CHILOPSIS LINEARIS 'LUCRETTIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX	3	H., W., CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 1.0 GPH)	24" BOX	28	H., W., CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	20	H., W., CAL. STAKE IN PLACE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	19	H., W., CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	14	H., W., CAL. STAKE IN PLACE
palm					
	PHOENIX DACTYLIFERA DATE PALM	(5 @ 1.0 GPH)	20' TALL	-	DIAMOND CUT
shrubs					
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	10	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	36	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	29	TRAIN TO WALL
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 5' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	40	PLANT AT 8' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	69	PLANT AT 4' O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 4' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	20	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 7' O.C.
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	67	PLANT AT 6' O.C.
	AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	(1 @ 1.0 GPH)	5 GAL.	101	PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	173	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	54	PLANT AT 5' O.C.
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	(1 @ 1.0 GPH)	5 GAL.	56	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	27	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA BRAKELIGHTS® RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	19	PLANT AT 3' O.C.
	MUHLBERGIA CAPILLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	57	PLANT AT 3' O.C.
groundcover					
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	197	PLANT AT 4' O.C.
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	70	PLANT AT 4' O.C.
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	5 GAL.	102	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	16	PLANT AT 6' O.C.
inerts					
	DECOMPOSED GRANITE EXPRESS BROWN		1/2 SCRN	68,147 S.F.	2" MINIMUM IN ALL PLANTERS

notes

1. FINAL LANDSCAPING APPROVAL PER LANDSCAPING EASEMENT MCR2013-0363373
2. ALL LANDSCAPE IMPROVEMENTS THAT WILL BE INSTALLED BY THE MASTER DEVELOPER MUST BE SHOWN ON THIS PLAN.
3. NO TREES IN WATER AND SEWER EASEMENTS.
4. NO PLANTS WITHIN 3' CLEAR ZONE OF FIRE HYDRANTS.
5. FUTURE PROPERTY OWNERS TO MAINTAIN ALL ON-SITE AND ROW LANDSCAPING ADJACENT TO PROPERTIES



0' 40' 80'  
SCALE: 1" = 80'-0"

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

MERCY VAL VISTA CENTER  
SEC VAL VISTA DR & MERCY RD  
GILBERT, AZ 85297  
OVERALL PLANTING PLAN

PROJECT:

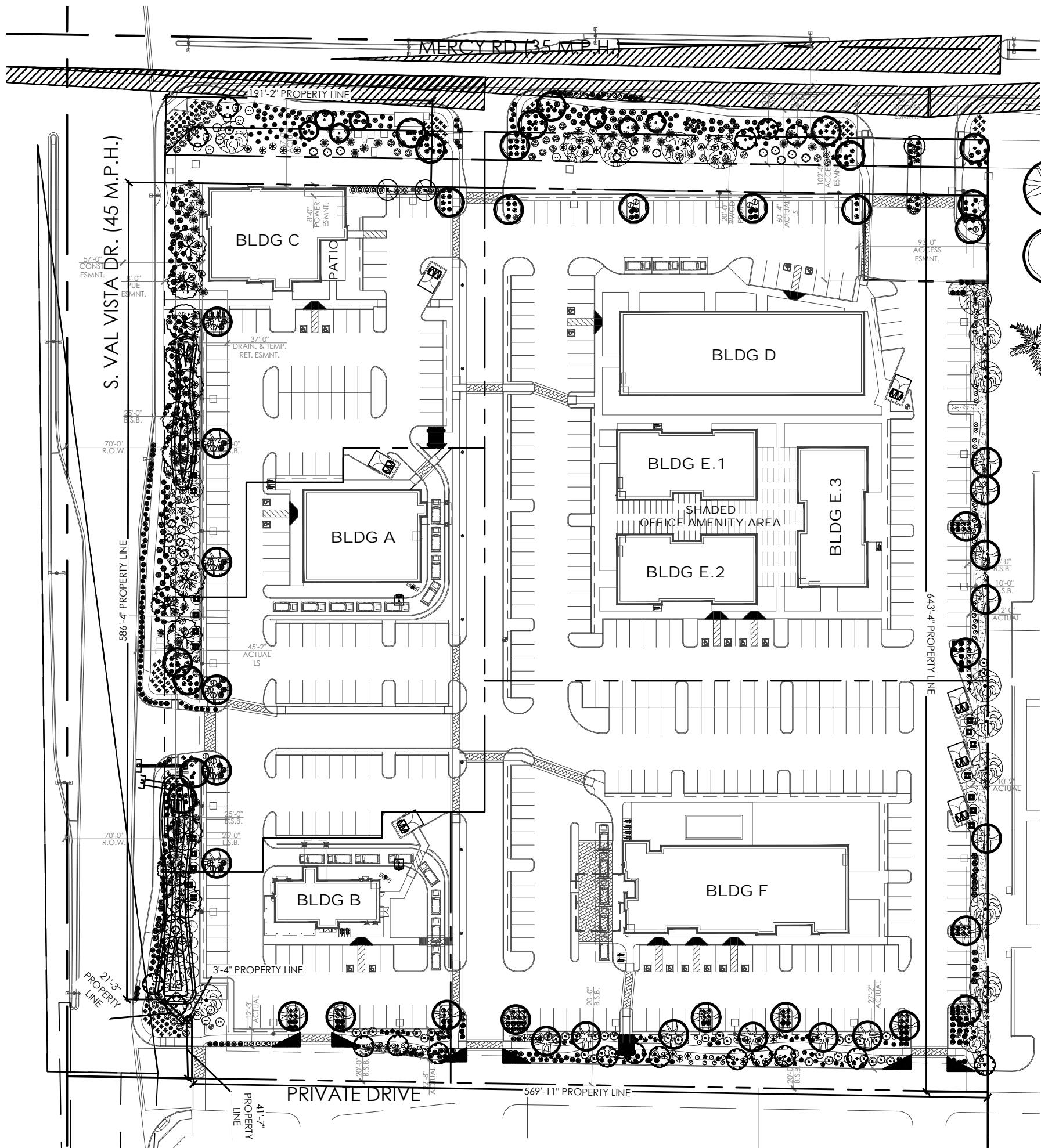
SHEET TITLE:

JOB NO: 19-018  
DATE: 04.24.2020  
DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

SHEET

L.02 of L.06





plant legend

	botanical name common name	emitters	size	qty	comments
trees	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	18	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	7	H., W., CAL. STAKE IN PLACE
	CHILOPSIS LINEARIS 'LUCRETTIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX	3	H., W., CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 1.0 GPH)	24" BOX	28	H., W., CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	20	H., W., CAL. STAKE IN PLACE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	19	H., W., CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	14	H., W., CAL. STAKE IN PLACE
palm	PHOENIX DACTYLIFERA DATE PALM	(5 @ 1.0 GPH)	20' TALL	-	DIAMOND CUT

shrubs	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	10	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	36	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	29	TRAIN TO WALL
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 5' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	40	PLANT AT 8' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	69	PLANT AT 4' O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 4' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	20	PLANT AT 8' O.C.
accents	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 7' O.C.

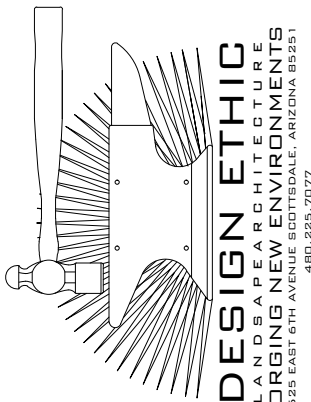
groundcover	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	67	PLANT AT 6' O.C.
	AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	(1 @ 1.0 GPH)	5 GAL.	101	PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	173	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	54	PLANT AT 5' O.C.
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	(1 @ 1.0 GPH)	5 GAL.	56	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	27	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA BRAKELIGHTS® RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	19	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	57	PLANT AT 3' O.C.

inerts	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	197	PLANT AT 4' O.C.
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	70	PLANT AT 4' O.C.
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	5 GAL.	102	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	16	PLANT AT 6' O.C.

	2	DECOMPOSED GRANITE EXPRESS BROWN	1/2 SCRN	68,147 S.F.	2" MINIMUM IN ALL PLANTERS
--	---	-------------------------------------	-------------	----------------	-------------------------------

notes

1. FINAL LANDSCAPING APPROVAL PER LANDSCAPING EASEMENT MCR2013-0363373
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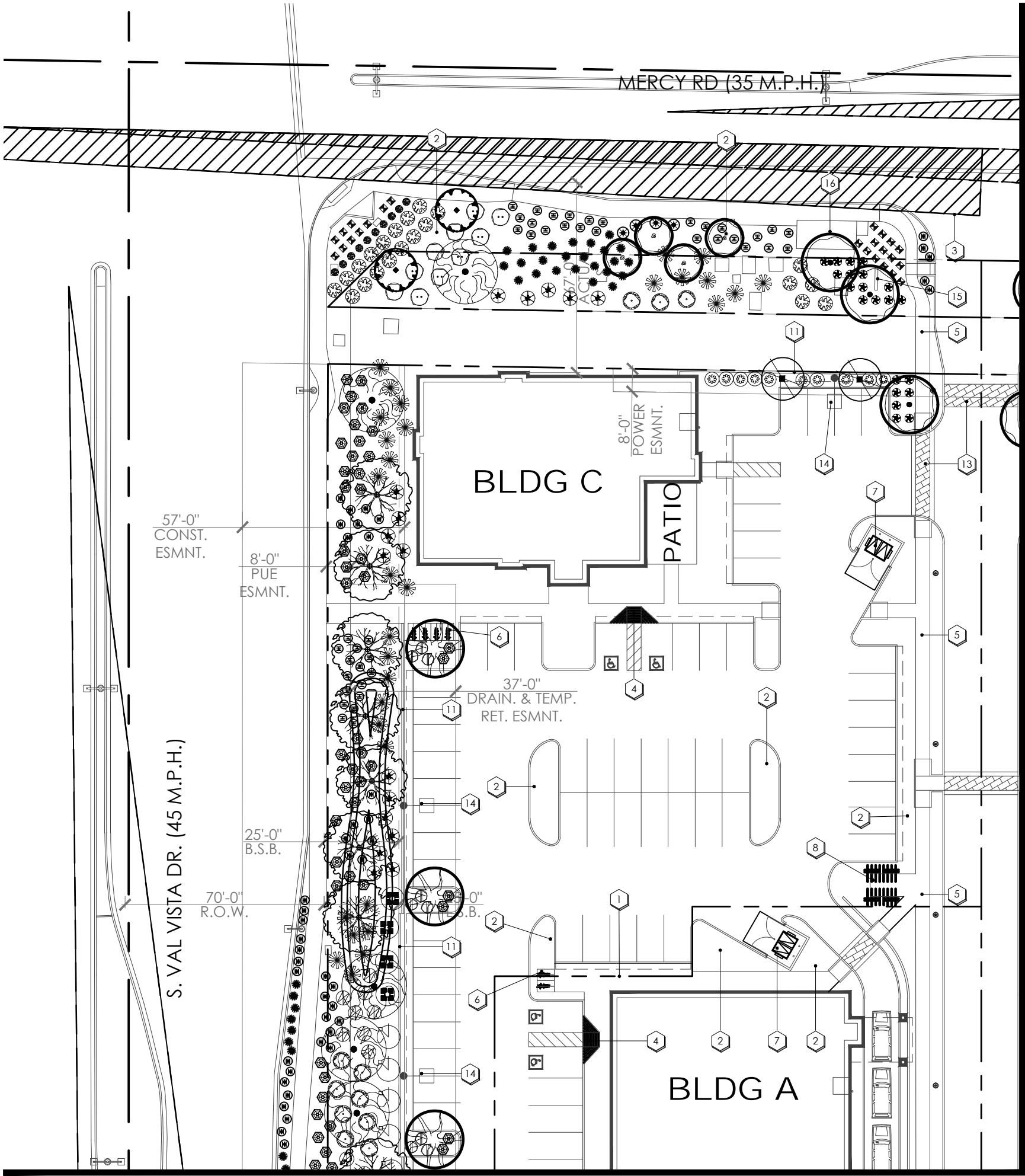


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(OUTSIDE MARICOPA COUNTY)

PROJECT: MERCY VAL VISTA CENTER  
SEC VAL VISTA DR & MERCY RD  
GILBERT, AZ 85297  
SHEET TITLE: OVERALL PLANTING PLAN

JOB NO: 19-018  
DATE: 04.24.2020  
DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

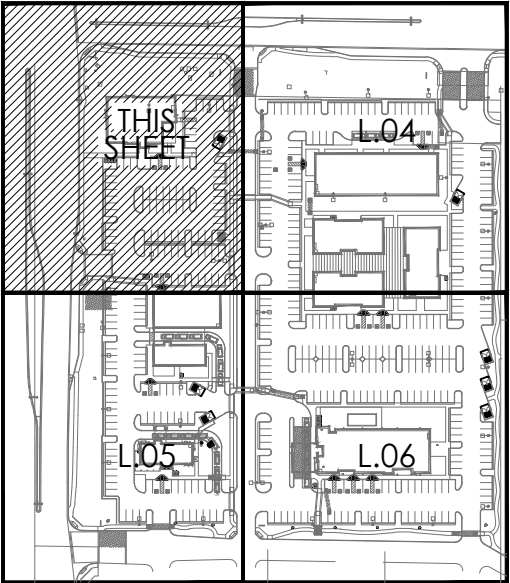


planting key notes

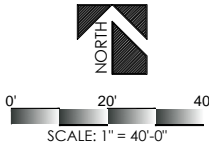
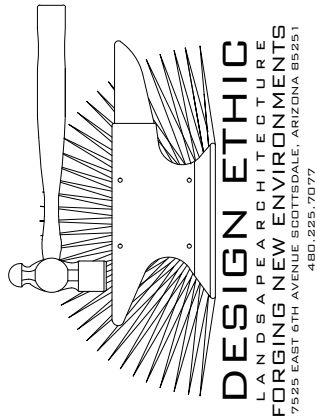
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- 13 DECORATIVE PAVING
- 14 SITE LIGHTING. SEE ARCH. PLANS.
- 15 PROPOSED MONUMENT SIGN
- 16 RELOCATED BUS STOP

plant legend

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	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW
	PISTACIA X. RED PUSH RED PUSH PISTACHE
	OLEA EUROPAEA SWAN HILL OLIVE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM
	ULMUS PARVIFOLIA EVERGREEN ELM
palm	
	PHOENIX DACTYLIFERA DATE PALM
shrubs	
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA
	CORDIA PARVIFOLIA LITTLELEAF CORDIA
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD
	RUELLIA PENINSULARIS BAJA RUELLIA
	TECOMA ALATA ORANGE JUBILEE
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	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE
	HESPERALOE FUNIFERA GIANT HESPERALOE
	HESPERALOE PARVIFLORA BRAKELIGHTS® RED YUCCA
	PEDILANTHUS MACROCARPUS SLIPPER PLANT
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST
groundcover	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS PURPLE LANTANA
	ROSMARINUS OFFICINALIS IRENE ROSEMARY
inerts	
	SPHAGNETICOLA TRILOBATA YELLOW DOT
	DECOMPOSED GRANITE EXPRESS BROWN



key map



MERCY VAL VISTA CENTER  
SEC VAL VISTA DR & MERCY RD  
GILBERT, AZ 85297

PROJECT:

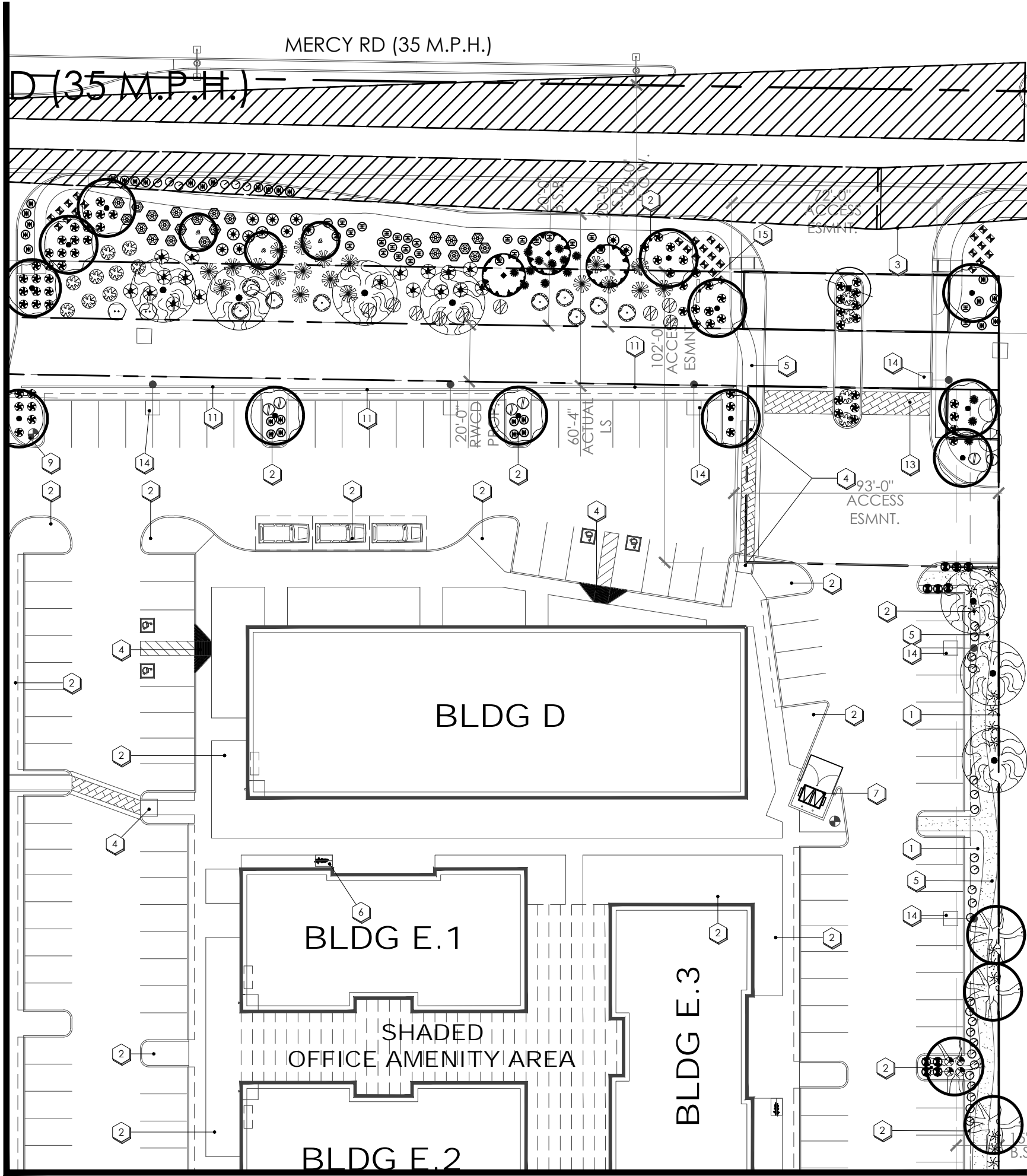
SHEET TITLE:

PLANTING PLAN

JOB NO: 19-018  
DATE: 04.24.2020  
DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

SHEET  
L.03 of L.06



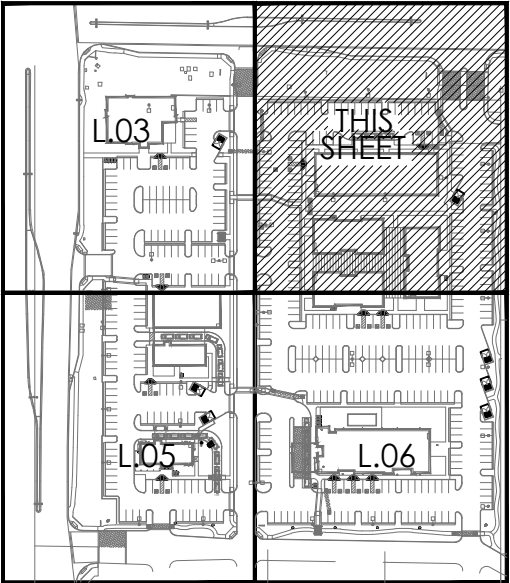


planting key notes

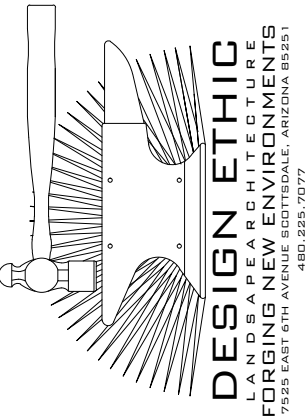
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plant legend

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	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM
	ULMUS PARVIFOLIA	EVERGREEN ELM
palm		
	PHOENIX DACTYLIFERA	DATE PALM
shrubs		
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
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	RUPELLIA PENINSULARIS	BAJA RUELLIA
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
accents		
	AGAVE AMERICANA	CENTURY PLANT
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	HESPERALOE FUNIFERA	GIANT HESPERALOE
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	MUHLENBERGIA CAPILLARIS	DWARF REGAL MIST
groundcover		
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	ROSMARINUS OFFICINALIS	IRENE ROSEMARY
inerts		
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	DECOMPOSED GRANITE	EXPRESS BROWN



key map



0' 20' 40'  
SCALE: 1" = 40'-0"

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PLANTING PLAN

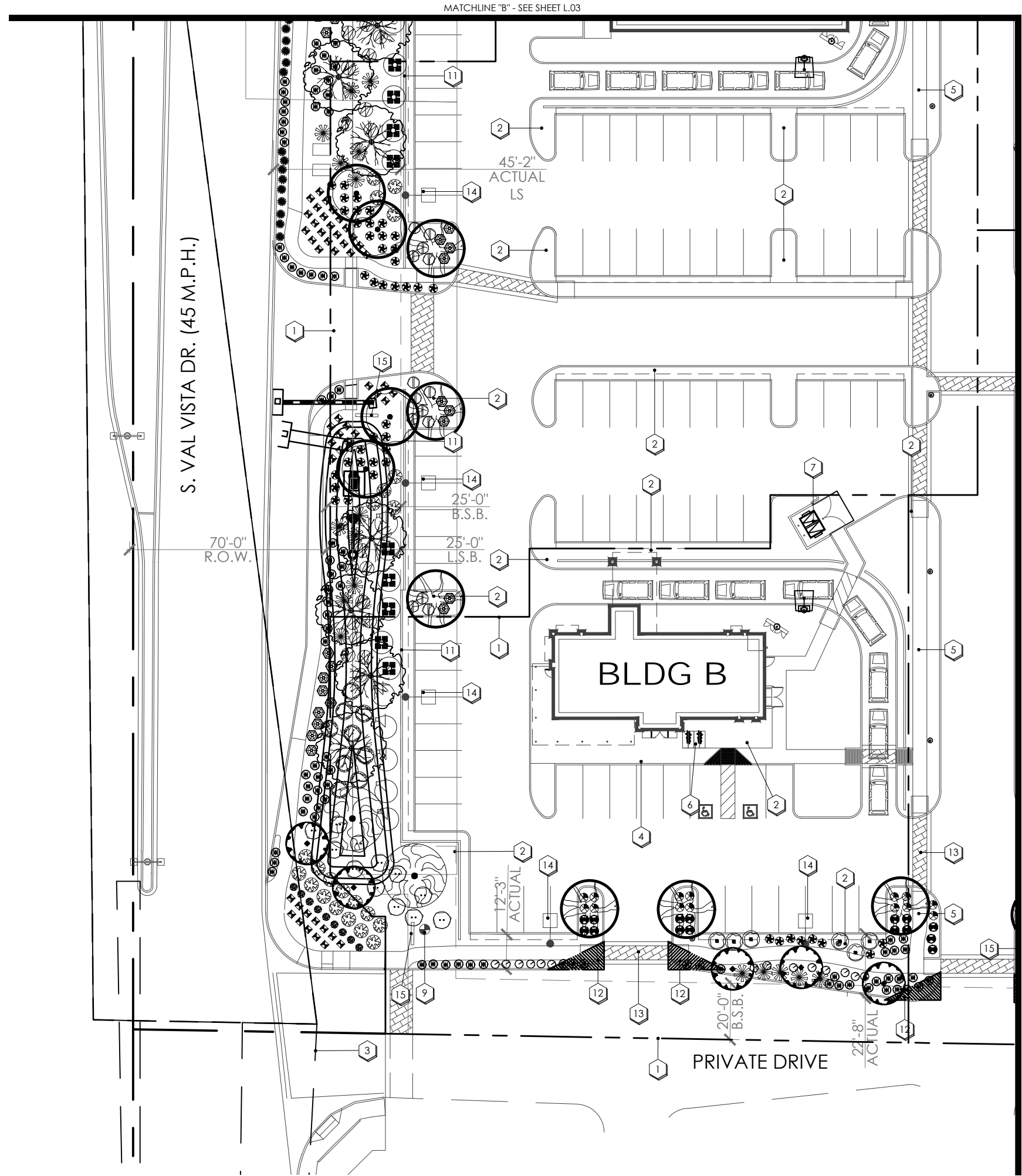
PROJECT:

JOB NO: 19-018  
DATE: 04.24.2020  
DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

SHEET TITLE:

SHEET

L.04 of L.06

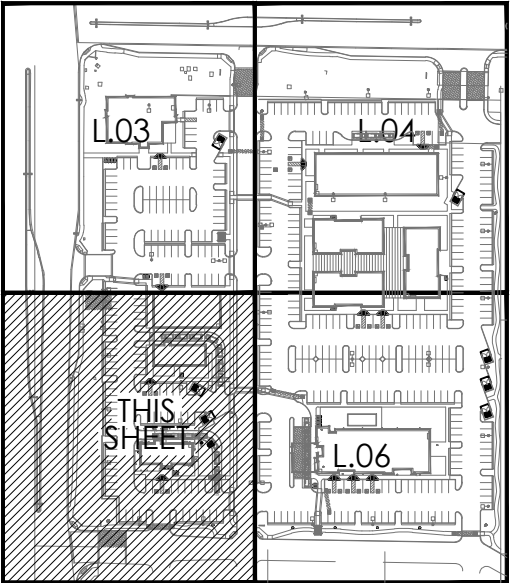


planting key notes

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plant legend

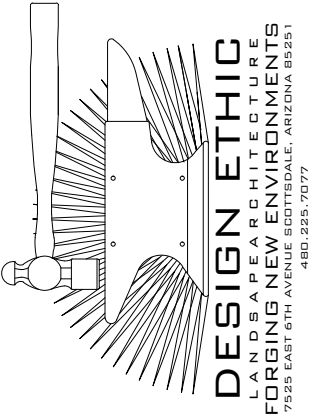
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	LANTANA MONTEVIDENSIS PURPLE LANTANA
	ROSMARINUS OFFICINALIS IRENE ROSEMARY
inerts	
	DECOMPOSED GRANITE EXPRESS BROWN



key map



not to scale



0' 20' 40'  
SCALE: 1" = 40'-0"

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PLANTING PLAN

PROJECT:

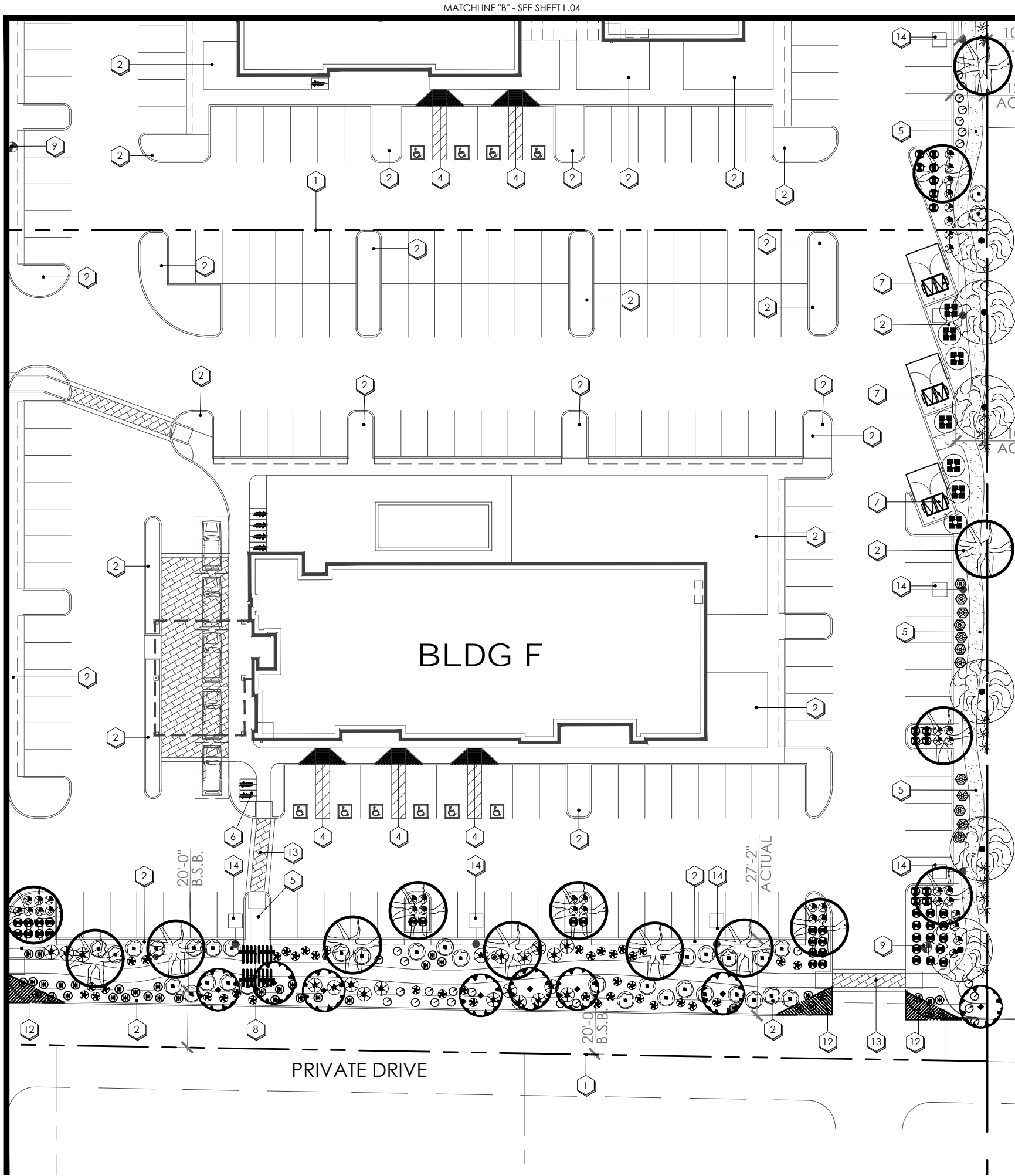
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DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

SHEET TITLE:

SHEET

L.05 of L.06



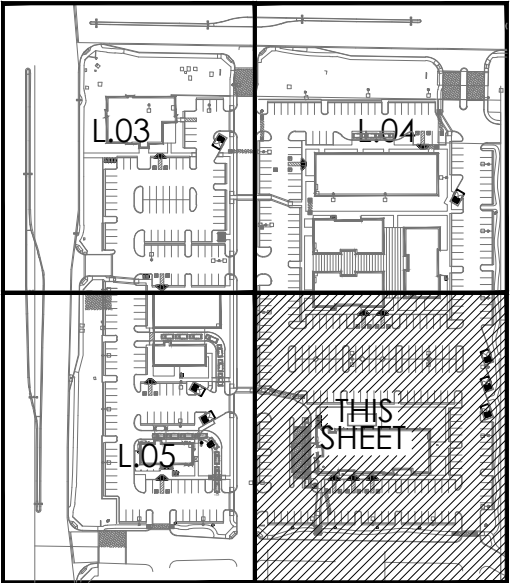


planting key notes

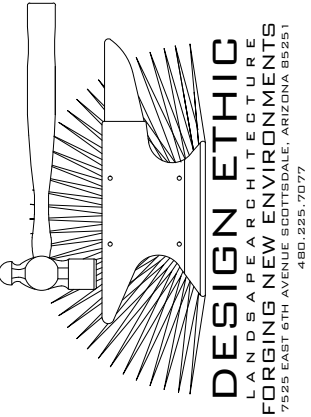
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	LANTANA MONTEVIDENSIS PURPLE LANTANA
	ROSMARINUS OFFICINALIS IRENE ROSEMARY
inerts	
	DECOMPOSED GRANITE EXPRESS BROWN



key map



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PLANTING PLAN

PROJECT:

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DRAWN BY: B. PAUL  
SUBMITTED: -  
REVISED:

SHEET TITLE:

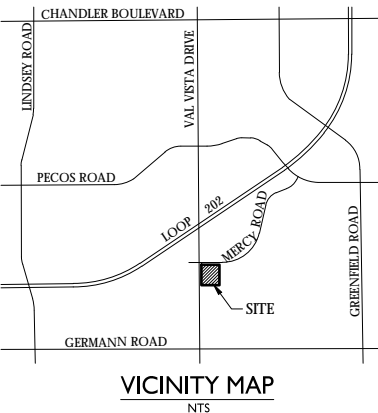
SHEET

L.06 of L.06

S19-08 Mercy Val Vista Center  
Attachment 6 - Preliminary Grading and Drainage Plan

# Grading & Drainage Plan for Mercy Val Vista Center

A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER  
MERIDIAN MARICOPA COUNTY, ARIZONA



### CIVIL ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: JOE PETRUCCI, P.E.

### PROJECT DATA

APN: 304-53-124A, 304-53-137A, 304-53-138A, 304-53-220A, 304-53-365  
GROSS AREA: 11.30 ACRES  
NET AREA: 9.18 ACRES

### BASIS OF BEARING

THE NORTH LINE OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF  
THE GILA AND SALT RIVER MERIDIAN BEING NORTH 89°41'04" EAST PER  
THIS SURVEY.

### BENCHMARK

BENCHMARK:  
3" BRASS CAP FLUSH AT THE WEST ¼ CORNER OF SECTION 4, T. 2S., R.6E.,  
ON VAL VISTA DRIVE 85' SOUTH OF MERCY ROAD.

ELEVATION = 1279.64' T.O.G. DATUM NAVD88

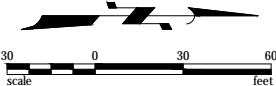
### FLOOD ZONE INFORMATION

THE SITE IS LOCATED WITHIN FEMA FLOODZONE X AS SHOWN ON THE FEMA  
FLOOD INSURANCE RATE MAPS #04013C2742M DATED NOVEMBER 4, 2015.

### 50 YR RUNOFF & RETENTION CALCULATIONS

VOLUME REQUIRED:  
 $V_{REQ} = C \cdot A \cdot P/12$   
WHERE:  $V_{REQ}$  = RUNOFF VOLUME (AC-FT)  
 $C$  = COMPOSITE RUNOFF COEFFICIENT (0.90)  
 $P$  = 50-YR, 24-HR RAINFALL DEPTH (IN) = 3.00-IN  
 $A$  = AREA (AC)

DRAINAGE AREA	BASIN ID	AREA (SF)	$V_{REQ}$ (CF)	$V_r$ (CF)	EXCESS VOLUME (CF)
1	UGR1.1-UGR1.4	251,408	56,567	58,119	1,552
	UGR2.1-UGR2.4 (ONSITE)	138,648	31,196		
2	UGR2.1-UGR2.4 (OFFSITE)	40,919	9,207	41,312	909



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Mercy Val Vista Center  
Gilbert, AZ

## Preliminary Grading & Drainage Plan

Project: Mercy Val Vista Center  
Revisions: 

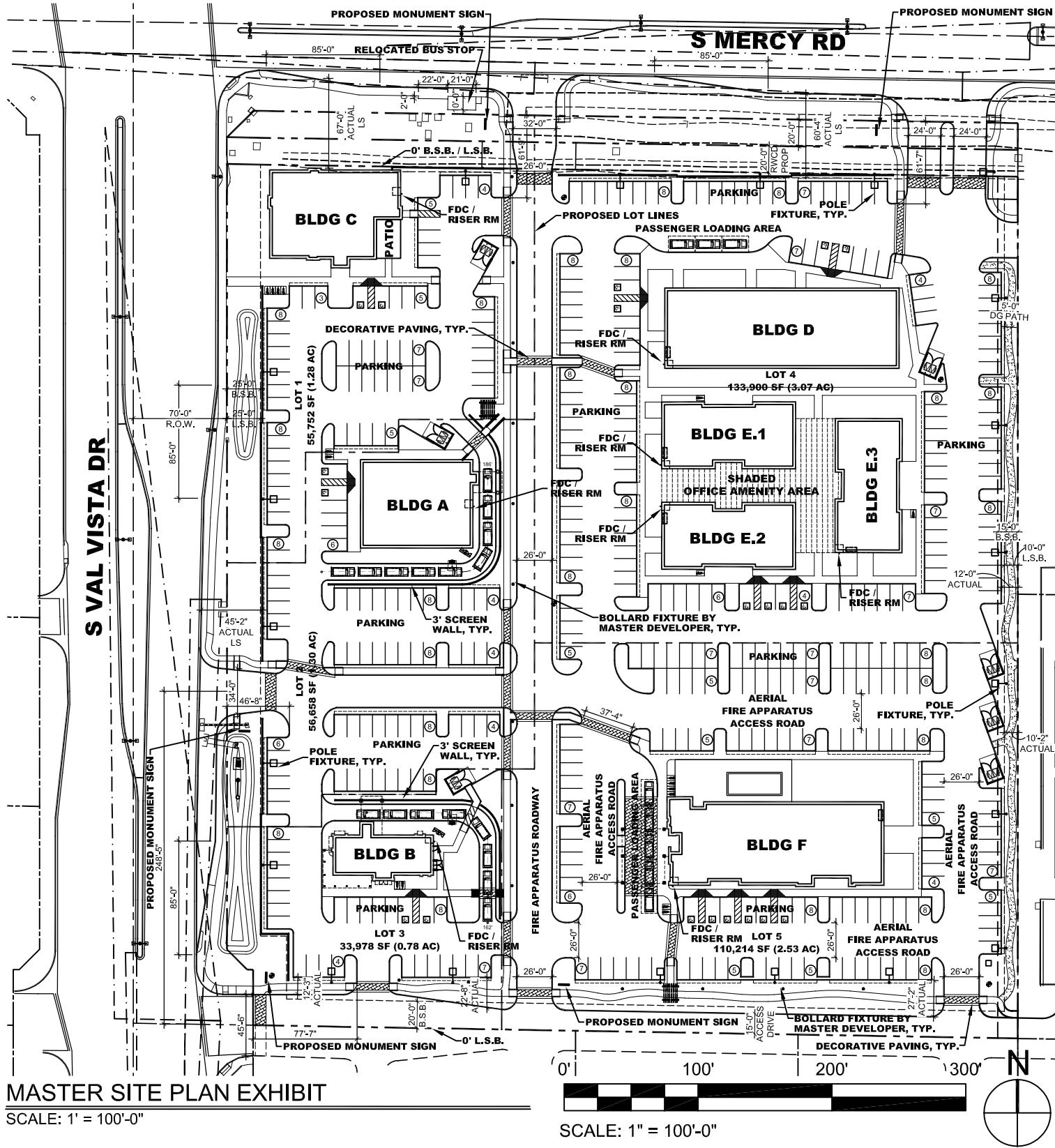
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Designer: EPS  
Drawn by: EPS

CERTIFICATE NO. 54540  
JOSEPH W. PETRUCCI III  
Professional Engineer  
Arizona State Board of Professional Engineers and Architects  
Exp. 12/31/2024

Job No. 18-378  
PG01  
Sheet No. 1 of 1





SITE DATA:	
APN:	304-53-124A, 304-53-137A, 304-53-138A, 304-53-220, 304-53-365
EXISTING ZONING:	GO - GENERAL OFFICE
PROPOSED ZONING:	GC - GENERAL COMMERCIAL (39%) BP - BUSINESS PARK (61%)
EXISTING GENERAL PLAN CLASSIFICATION:	GO - GENERAL OFFICE
PROP. GENERAL PLAN CLASSIFICATION:	GC - GENERAL COMMERCIAL BP - BUSINESS PARK
SITE AREA (NET):	390,733 SF (8.97 AC)
SITE AREA (GROSS):	494,406 SF (11.35 AC)
LANDSCAPE AREA (NET):	102,578 SF (25.7%)
LANDSCAPE AREA (GROSS):	131,444 SF (26.7%)
BUILDING DATA:	
BUILDING AREA (FOOTPRINT - ALL LOTS):	48,705 SF
BUILDING AREA (ALL FLOORS - ALL LOTS):	97,730 SF
BUILDING LOT COVERAGE:	12.5%
PARKING DATA:	
REQUIRED PARKING - ALL LOTS	370 SPACES
PROVIDED PARKING - ALL LOTS	431 SPACES
REQUIRED BICYCLE PARKING - ALL LOTS	44 SPACES
PROVIDED BICYCLE PARKING - ALL LOTS	46 SPACES
LOT AREA:	
LOT 1	
LOT AREA:	55,752 SF (1.28 AC)
BUILDING AREA (BLDG C):	6,000 SF
BUILDING COVERAGE:	10.7%
PARKING REQUIRED: (RESTAURANT, FULL SERVICE)	
(6,000 SF @ 1/100) + (522 SF @ 1/400) = 60 + 1.31 =	62 SPACES
PARKING PROVIDED:	62 SPACES
LOT 2	
LOT AREA:	56,658 SF (1.30 AC)
BUILDING AREA (BLDG A):	5,600 SF
BUILDING COVERAGE:	9.8%
PARKING REQUIRED: (REST, LIMITED + RETAIL SALES, GENERAL)	
(2,400 SF @ 1/100) + (3,200 SF @ 1/250) = 24 + 12.8 =	37 SPACES
PARKING PROVIDED:	62 SPACES
LOT 3	
LOT AREA:	33,978 SF (0.78 AC)
BUILDING AREA (BLDG B):	2,400 SF
BUILDING COVERAGE:	7.1%
PARKING REQUIRED: (RESTAURANT, LIMITED SERVICE)	
(2,400 SF @ 1/100) + (200 SF @ 1/400) =	25 SPACES
PARKING PROVIDED:	27 SPACES
LOT 4	
LOT AREA:	133,900 SF (3.07 AC)
BUILDING AREA (BLDG D):	10,500 SF
BUILDING AREA (BLDG E.1, E.2 & E.3):	14,400 SF
BUILDING COVERAGE:	18.6%
PARKING REQUIRED: (MEDICAL OFFICES + OFFICES, GENERAL)	
(10,500 SF @ 1/150) + (14,400 @ 1/250) =	128 SPACES
PARKING PROVIDED:	142 SPACES
LOT 5	
LOT AREA:	110,214 SF (2.53 AC)
BUILDING AREA (BLDG F):	9,805 SF (6 FLRS) = 58,830 SF
BUILDING COVERAGE:	8.9%
PARKING REQUIRED: (HOTEL) 1.1 X 107 ROOMS =	118 SPACES
PARKING PROVIDED:	138 SPACES

Site Development Regulations	Required per LDC GC	Required per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'6	90'6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	25.7%
Minimum Building and Landscape Setbacks from interior lot lines	May be reduced or eliminated in conformance with LDC section 2.304.E.	Same as above	Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial and Industrial/Employment Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

\*Note: Per Article 3.5 of the LDC additional building height is permitted for projects located within Vertical Overlay District #5.

